

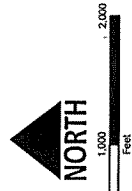
2. GENERAL PLAN DOCUMENTS

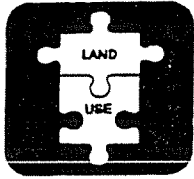


Land Use Designations

Legend

- [M] HIGH SCHOOL
- [E] ELEMENTARY SCHOOL; EU
- [JC] CONTINUATIONAL SCHOOL
- [J] JUNIOR HIGH SCHOOL
- [P] PRIVATE SCHOOL
- [PI] PLANNED INDUSTRIAL
- [G] GOVERNMENTAL FACILITIES
- [OS] OPEN SPACE
- [C] COMMUNITY FACILITIES
- [R] LOCAL SHOPPING CENTER
- [T-R] TRANSPORTATION CORRIDOR
- [I] VILLAGE
- [RL] LOW DENSITY (0-1.5 du/acre)
- [RLM] LOW-MEDIUM DENSITY (0-4 du/acre)
- [RM] MEDIUM DENSITY (4-8 du/acre)
- [RMH] MEDIUM-HIGH DENSITY (8-15 du/acre)
- [RH] HIGH DENSITY (15-23 du/acre)





Land Use Element



Heritage Hall was built in 1926 to house the congregation of St. Patrick's Church at the southeast corner of Harding Street and Oak Avenue. In 1952 the church was moved across the street where it became the City's first administrative offices. Over the next few years it served as home to the City Manager, City Council, Police Department and Fire Department, and as a County branch library. As new City offices were constructed and City departments moved out, use of the building changed from that of City Hall, to the City library, to the children's library, to a studio for the North County Ballet. Finally, in 1979 the sturdy little structure was slated for demolition to make way for a parking lot; however, it was rescued from demolition by a coalition consisting of Friends of the Library, the Carlsbad Historical Society and volunteer building tradesmen who arranged for it to be moved to Magee Historical Park. With only minor repairs, the old church once again became a public meeting place.

Note: Information derived in part from *SEEKERS OF THE SPRING*, by Marjorie Howard-Jones.

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I. INTRODUCTION

A. BACKGROUND AND INTENT

The Land Use Element is basically concerned with how and where people will live, work, play and shop in Carlsbad. It involves providing sufficient land to meet the needs of the community over a long-term period, while at the same time preserving the quality and quantity of our natural environment. It also involves establishing the proper relationship between living areas and nonresidential land uses.

The Land Use Element represents the desirable pattern for the ultimate development of the City as can be presently determined. As new information becomes available, or circumstances change, this document may require amendment. Thus the element is not a final picture of the City in the future, but an expression of what is desired for the future based on present knowledge and circumstances, and as such is part of a continuous planning process.

This element also addresses the provision of adequate public facilities necessary to serve the land uses identified in the General Plan. These facilities include, but are not limited to, city administration, library, wastewater treatment, parks, drainage, circulation, fire service, schools, sewer collection, water distribution and open space. It is a basic principle of the General Plan that areas planned for residential, commercial or industrial use will not be put to such a use, nor zone changes or subdivision approvals considered, until the City can be assured that all necessary public facilities for the area to be developed can and will be available concurrent with need.

B. STATE LAW

A Land Use Element is required by State law (Government Code Section 65302(a)). Under the State law, it is required to designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public

and private uses of land. The Land Use Element should also include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

The Land Use Element consists of both a narrative (written goals, objectives and implementing policies and action programs) and a graphic portrayal of land uses (Land Use Map). Both of these constitute the Land Use Element and represent the "Land Use Plan" for the City of Carlsbad. Neither should be amended without considering the impact on the other.

State law also permits the Land Use Element to address other subjects which relate to the physical development of the City. In this regard, Carlsbad's Land Use Element contains its program for managing the future growth which will occur in the City. This program is directed primarily at ensuring that an adequate level of public facilities will be provided at all times.

C. RELATIONSHIP TO OTHER ELEMENTS

In differing degrees all of the elements of the General Plan contain goals and policies which relate to the Land Use Element. The Land Use Element has the broadest scope of all the elements and plays the central role of correlating all land use issues into a set of coherent development policies. All of the other elements contain policies, implementation measures and mapped information which relate to the Land Use Element in terms of establishing development procedures and modifying land use forms, and intensities based on distinct physical features in the City. Therefore, each element of the General Plan must be referred to for a complete understanding of the purposes, intentions and development requirements embodied in the Land Use Element. It is the policy of the City that the Land Use Element be consistent with and further the goals of all other elements of the General Plan.

D. DEVELOPMENT CODE

Carlsbad's codes governing development include the Zoning Ordinance, the Environmental Protection Procedures Ordinance, the Subdivision



Ordinance and the Uniform Building Code. These Codes regulate development as follows:

1. The Zoning Ordinance (Carlsbad Municipal Code, Title 21) - This ordinance implements the General Plan by regulating the distribution and intensity of land uses in such categories as residential, commercial, and industrial. Written regulations establish standards for minimum lot size; building height and setback limits; fence heights; parking; and other development parameters within each land use. In the event of an inconsistency between the Zoning Ordinance and the General Plan, the General Plan shall prevail and the Zoning Ordinance shall be amended within a reasonable time so that it is consistent with the General Plan as amended. (Government Code Section 65860(c)).

2. Environmental Protection Procedures (Carlsbad Municipal Code, Title 19) - This ordinance implements the California Environmental Quality Act and is intended to provide for enhancement and protection of the environment within the City by establishing principles, criteria, and procedures for evaluation of the environmental impact of public and private projects.

3. The Subdivision Ordinance (Carlsbad Municipal Code, Title 20) - This ordinance implements Section 66410 of the Government Code (the State Subdivision Map Act). Both set the procedures which regulate the division of land into smaller parcels. Both the General Plan and the Carlsbad Subdivision Ordinance govern the design of the subdivision, the size of its lots, and the types of improvements that will be required as conditions of approval.

4. The Uniform Building Code (Carlsbad Municipal Code, Title 18) - The purpose of this code is to provide standards to safeguard health, property and public welfare by regulating the design, construction, occupancy, and location of buildings within the City. This code is recommended to the state by the International Conference of Building Officials, adopted by the State and then adopted by local jurisdictions. A new code is published every three years with addenda published annually. As part of the local ordinance, the Carlsbad Building Code includes the uniform mechanical, plumbing and electrical codes. All residential, industrial and commercial

development must conform to the provisions of these codes.

"The intent of the land use plan is to provide a full-service, balanced community where the needs of all the residents can be provided for, yet still have a cohesive urban form."

II. DESCRIPTION OF THE LAND USE PLAN

A. CITY FORM AND FUNCTION

1. UNDERLYING PRINCIPLES

The underlying principle of Carlsbad's "land use plan" is that the City will develop as a balanced community with a full range and variety of land uses. Although remaining primarily residential in nature, the City will provide places to shop, to participate in recreational activities, to enjoy nature, for both local and regional employment opportunities, and to experience the City's cultural amenities. The plan encourages a variety of housing types and densities to serve the needs of all income groups and lifestyles. It encourages a strong, viable economic base. It attempts to balance urban land uses with environmental features and open space.

2. MAJOR FACTORS AFFECTING FORM

Carlsbad's future development pattern, like its historical development, will be influenced significantly by three major factors.

Factor 1: Land Forms

Carlsbad's native land form, like much of the Southern California coastal area, consists of an uplifted coastal plain across which east-west trending drainages have cut systems of alternating mesas separated by riparian valleys and canyons. At the ocean, the mesas terminate in



coastal bluffs and the major drainages have formed lagoons. The low areas and mesa slopes offer many constraints to development, arising not only from the frequently difficult soils and steep topography, but also from the presence of wet-land and riparian habitats which provide homes to a range of sensitive plant and animal species.

Two of the lagoons, Buena Vista and Batiquitos, and their associated east-west trending drainages, form the northerly and southerly boundaries, respectively, of the City. The third lagoon, Agua Hedionda, effectively divides the City into north and south sectors.

The upland areas and mesas, being less constrained, are more hospitable to development.

Factor 2: Airport and Nonresidential Corridor

McClellan-Palomar Airport, which completed construction in March, 1959, was built atop the mesa just south of the Agua Hedionda valley and lagoon. Oriented to take advantage of the on-shore winds, the runway lies on an east-west axis. The associated glide path, crash hazard, and noise impact areas around the airport significantly influence the type and intensity of development across the entire central area of the City. This area of influence extends generally in a broad band east and west of the runway, and, to a lesser degree, north and south of the airport. For reasons of health and safety, residential development and most institutional land uses (hospitals, schools, etc.) must be precluded from this area of airport influence. The result is that lands surrounding the airport can be utilized principally only for industrial and supporting commercial development.

This nonresidential corridor extends beyond the actual influence of the airport, all the way to the ocean and the mouth of the Agua Hedionda Lagoon. The extension comes about due to the proximity of the airport's influence area to the 640-acre utility corridor owned by the San Diego Gas and Electric Company for the Encina Power Plant and its associated major transmission right-of-way along the southerly shore of the Agua Hedionda Lagoon. Land within this ownership may be used only for industrial-scale utility functions and open space.

Factor 3: Regional Employment Center

As a result of the nonresidential nature required of the lands surrounding the airport, Carlsbad has designated and zoned most of these lands for industrial and, to a lesser degree, office development. The size of the affected acreage is very substantial, with the result that Carlsbad has created one of the largest inventories of aggregated industrial land and, correspondingly, one of the largest potential employment generators in North San Diego County. When fully developed, this generator will provide jobs not only in Carlsbad, but in the entire region as well. This role as regional employment generator will increasingly have major implications for the City's identity, its role in the region, and its future development patterns.

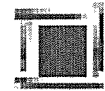
3. DEFINING FUTURE CITY FORM AND FUNCTION

The above factors shape, and to a degree, limit the type of urban form that future Carlsbad may have. Due to the Agua Hedionda Lagoon (and its drainage), the airport and its influence area, and the power plant with its transmission rights-of-way, the City is effectively divided into northerly and southerly residential sectors. Further, the geographical center of the City is the airport, flanked easterly and westerly by a major Industrial, employment-generating corridor.

These facts suggest that the future development of Carlsbad cannot easily be based upon a traditional model utilizing a "downtown" commercial core (located in the Village) surrounded by residential areas and outlying industrial areas.

Rather, a more appropriate model, and the model upon which the Land Use Plan of this General Plan is based, is one of a centralized employment core (the airport/industrial corridor) supporting and supported by several adjoining residential communities, each of which is, and will continue to be, relatively self-contained, developing with its own special identity and character.

Within the larger defining context described above, the location and definition of these residential communities will be further determined by:



- Secondary landform features (drainages, open space corridors, proximity to the coast, etc.);
- Their spatial relationship to major transportation corridors;
- Their location with regard to major public facilities (community parks and schools);
- Prior development history (for existing communities like the Village and La Costa); and
- The master plan development process (especially in the southerly half of the city).

The plan calls for these residential communities to be designed and developed, and to function as relatively self-contained entities in terms of community services, yet simultaneously to contribute to the city-as-a-whole. Sufficient land is (or will be, in newer areas) identified and associated with each community to support a balance of neighborhood commercial and social services. Through its growth management plan the City will continue to assure the provision of the full range of basic public services. In addition to offering its special character to the larger city, each community may also provide special or unique services or amenities (a regional shopping center, a multi-mode transportation center, a major recreation facility, for example). In particular, those neighborhoods adjacent to the central employment core around the airport should provide residences and both general and specialized support services to the employees and enterprises of the core.

In addition to lending definition to the boundaries of the several communities, the landform of the City also provides Carlsbad with truly magnificent scenic and environmental resources. In particular, the lagoons, riparian valleys and canyons, and sage and chaparral-covered hillsides bequeath to the City a wealth of environmental riches. However, with this legacy comes the challenge and responsibility to husband and to protect these environmental resources at the same time that they are integrated into the future development pattern of the City. To this end, the Land Use Plan calls for a comprehensive and aggressive environmental resource management and open space preservation program (see the Open Space and Conservation Element). One of the major defining characteristics of the City form called for by the plan is an extensive network of interconnected greenways, wildlife corridors, parks, trails, and environmental preserves.

B. GROWTH MANAGEMENT PLAN

"All necessary public facilities...will be constructed or are guaranteed to be constructed concurrently with the need for them..."

The transition period between what the City is today and what the ultimate, desired character of the City will be is most critical. An area of primary concern is the capability of the City to adequately serve growth as it occurs. To ensure that adequate public facilities and services are guaranteed at all times as growth occurs, the City developed a Growth Management Program which was subsequently ratified by Carlsbad voters in November, 1986. This program establishes citywide, quadrant, and Local Facilities Management Zones performance standards for eleven public facilities. The eleven public facilities addressed are city administration, library, wastewater treatment, parks, drainage, circulation, fire, open space, schools, sewer collection, and water distribution. The program requires that the appropriate public facilities must be available in conformance with the adopted performance standards in an area when new development occurs. Unless each of these eleven public facility standards have been complied with, no new development can occur.

Compliance is planned for and provided through a three-tiered or phased planning process:

Citywide Facilities and Improvements Plan - which adopted eleven public facility performance standards, defined the boundaries of twenty-five local facility management zones, and detailed existing public facilities and projected the ultimate public facility needs.

Local Facilities Management Plans - are prepared in each of the twenty-five zones and implement the provisions of the Growth Management Program. Plans for zones 1-6 were prepared by the City because these areas were highly urbanized, and there were no large undeveloped lands under a single ownership. Remaining zone plans will be prepared by property owners and then approved by the City within each zone. These plans phase all development and public facilities needs in accordance with the adopted performance stan-



dards, provide a detailed financing mechanism to ensure public facilities can be provided, are reviewed by City staff for accuracy, and are approved by the City Council after a public hearing.

Individual Projects - must comply with the provisions of the Local Facilities Management Plans, as well as implement provisions of the Citywide plan. The third phase of the program includes the review of individual projects to ensure compliance with all performance standards prior to the approval of any development permits.

The Citywide Facilities and Improvements Plan, adopted in 1986, made an ESTIMATE of the number of dwelling units that could be built as a result of the application of the density ranges in the Land Use Element to individual projects. For the entire City at buildout, the ESTIMATE was 54,600 dwelling units or an ESTIMATED population of 135,000.

The purpose of this estimate was to provide an approximate ultimate number of future dwelling units and population citywide and for each quadrant for facility planning purposes. The City's Capital Improvement Plan, Growth Management Plan, and public facilities plans are all based on this estimate. To ensure that all necessary public facilities will be available concurrent with the need to serve new development, it was necessary to set a limit on the number of future residential dwelling units which can be constructed in the City based on the estimate. The City determined the maximum number of future dwelling units which could be constructed in the four quadrants along El Camino Real and Palomar Airport Road. The maximum number of future dwelling units which may be constructed or approved in each quadrant after November 4, 1986, is as follows: Northwest Quadrant 5,844; Northeast Quadrant 6,166; Southwest Quadrant 10,667; Southwest Quadrant 10,801. (Map 1: Maximum Future Dwelling Units by Quadrant).

When the Growth Management Program was ratified by Carlsbad citizens through an initiative, the voters mandated that the City not approve any General Plan amendment, zone change, tentative subdivision map or other discretionary approval which could result in future residential development above the limit in any quadrant.

This mandate will remain in effect unless changed by a majority vote of the Carlsbad electorate.

C. LAND USE CLASSIFICATIONS

The land use classifications described herein and shown graphically on the Land Use Map (Map 2: General Plan Land Use Map) represent existing and expected land uses in the City at some future period of time, at total buildout of the City. The purpose of the Land Use Map is to serve as a diagram to graphically display the type, arrangement and relation of land uses planned in the City. It is not intended to be used to legally define or measure parcels of land. Table 1: Quantitative Breakdown of Land Use Map is a quantitative breakdown of the Land Use Map in approximate gross acres. Charts 1 and 2 provide a more visual representation of the number of acres designated for each land use category. The following are the land use classifications represented on the Land Use Map:

RESIDENTIAL

- Low Density (RL) (0-1.5 dwelling units per acre)
- Low-Medium Density (RLM) (0-4 dwelling units per acre)
- Medium Density (RM) (4-8 dwelling units per acre)
- Medium-High Density (RMH) (8-15 dwelling units per acre)
- High Density (RH) (15-23 dwelling units per acre)

COMMUNITY FACILITIES (CF)

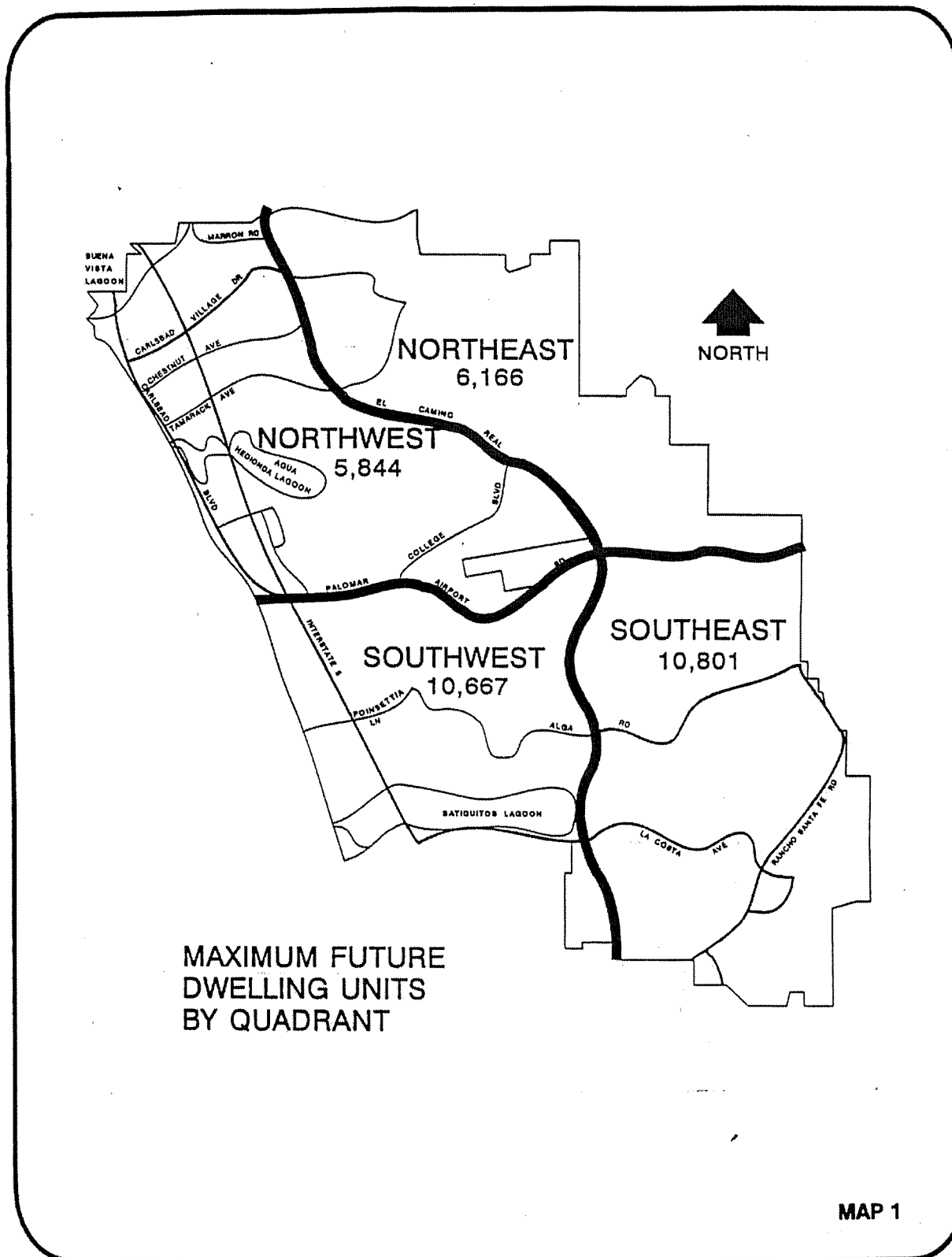
COMMERCIAL

- Local Shopping Center (L)
- Regional Commercial (R)
- Tourist/Recreation Commercial (TR)
- The Village (V)
- Office and Related Commercial (O)

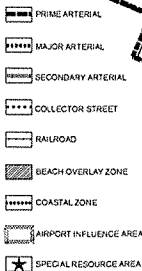
PLANNED INDUSTRIAL (PI)

GOVERNMENTAL FACILITIES (G)

PUBLIC UTILITIES (U)

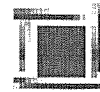


Year	Number of People (Millions)
1980	15
1985	17
1990	19
1995	21
2000	23
2005	25
2010	27
2015	29
2020	35



The data contained herein is based on information available at this time and is subject to change. Information should be verified by City of Carlsbad Planning Department.

Data Last Updated September 2005



SCHOOLS

Elementary
Junior High
High School
Continuation
Private

OPEN SPACE & COMMUNITY PARKS (OS)

TRANSPORTATION CORRIDOR (TC)

UNPLANNED AREAS (UA)

COMBINATION DISTRICT

Within each land use designation, there exists the potential for certain unique land uses for which there are no specific designations. Such uses may include, but are not limited to churches, or hospitals. These and other unique types of uses cannot be automatically placed within any

"A City which provides for a variety of housing types and density ranges to meet the diverse economic and social requirements of residents..."

particular land use classification and must be reviewed on an individual site basis through the conditional use permit process (Title 21, Chapter 21.42, Carlsbad Municipal Code).

Discussed below are descriptions of the land use classifications including population density and building intensity permitted within each classification.

1. RESIDENTIAL

Density is the unit of measure used to compare and describe the intensity of residential land use. Different categories of density constitute policy statements used in establishing the public facility requirements for each area. Density allocations are not intended to specifically identify building types but rather intensity of use. The City's goals regarding the need for specific types of residential

housing are contained in the Housing Element. That element should be referred to for more detailed information regarding the housing needs of the community and an integrated set of goals, policies and programs to assist the community in meeting those needs.

Five ranges of residential density, as shown below, have been incorporated into the General Plan. Each of these categories is implemented by one or more zone classifications that contains specific site development standards. The City also has a specific mobilehome park zoning classification although individual mobilehomes are permitted in any residential land use classification.

Notwithstanding the density provisions and intent of each residential land use designation, as specified below, a one-family dwelling shall be permitted on any legal lot that existed as of October 28, 2004, and which is designated and zoned for residential use. Any proposal to subdivide land or construct more than one dwelling shall be subject to the density and intent of the underlying residential land use designation.

- a. **Low Density (RL):** Low density residential areas intended to be developed with one-family dwellings on parcels one-half acre or larger at a density between 0 to 1.5 units per acre. On sites containing sensitive biological resource, as identified in the Carlsbad Habitat Management Plan, development other than one-family dwellings may be approved with a planned development permit, subject to the density range of this designation..
- b. **Low-Medium Density (RLM):** Low-medium density residential areas intended to be developed with one-family dwellings at a density between 0 to 4 dwelling units per acre. On sites containing sensitive biological resources, as identified in the Carlsbad Habitat Management Plan, development other than one-family dwellings may be approved with a planned development permit, subject to the density range of this designation.
- c. **Medium-Density (RM):** Medium density residential areas intended to be developed with one-family dwellings, two-family dwellings and multiple-family dwellings at a density between 4 to 8 dwelling units per acre.



TABLE 1
QUANTITATIVE BREAKDOWN OF EXISTING LAND USE MAP

LAND USE	TOTAL ACRES (GROSS)	% OF TOTAL (GROSS)	% OF LAND USE (GROSS)
RESIDENTIAL	14,194	57	
Low Density	1,798	7	12
Low-Medium Density	8,382	34	59
Medium Density	2,681	11	19
Medium-High Density	1,096	4	8
High Density	237	1	2
NON-RESIDENTIAL	4,134	17	
Intensive Regional Retail	119	0	3
Extensive Regional Retail	78	0	2
Regional Service	28	0	1
Community Commercial	222	1	5
Neighborhood Commercial	66	0	0
Travel Services	170	1	1
Central Business District	70	0	0
Recreational Commercial	142	1	1
Professional Office	221	1	1
Planned Industrial	2,169	9	14
Non-Residential Reserve	515	2	3
PI/RS/C/TS/U	87	0	1
PI/O	180	1	1
TS/C	67	0	0
MIXED USE	144	1	
RM/O	62	0	43
RMH/TS	33	0	23
RH/O	2	0	1
RH/C/O	47	0	33
OTHER	6,316	25	
Schools	513	2	8
Governmental	273	1	4
Designated Open Space	4,257	17	67
Public Utilities	158	1	3
Roads and Railroad	1,079	4	17
Public Rights-of-Way	36	0	1
TOTAL CITY AREA	24,788	100*	
Source: These numbers are based on information from 21 adopted Local Facilities Management Zone Plans and information from San Diego Association of Governments (SANDAG) for the four remaining zone plans. These figures are subject to revision upon amendment to these approved zone plans and/or approval of the remaining four zone plans. Numbers will be updated as the General Plan is updated.			

*Totals have been rounded off to the nearest whole number; zeros indicate areas of less than an acre.

TABLE 1

The above figures are from 1994.



TABLE 1 QUANTITATIVE BREAKDOWN OF PROPOSED LAND USE MAP			
LAND USE	TOTAL ACRES (GROSS)	% OF TOTAL (GROSS)	% OF LAND USE (GROSS)
RESIDENTIAL	14,194	57	
Low Density	1,798	7	12
Low-Medium Density	8,382	34	59
Medium Density	2,681	11	19
Medium-High Density	1,096	4	8
High Density	237	1	2
NON-RESIDENTIAL	4,134	17	
Regional Commercial	224	1	5
Community Commercial	304	1	7
Neighborhood Commercial	66	0	2
Village	70	0	2
Tourist-Recreation/Commercial	313	1	8
Professional Office	221	1	5
Planned Industrial	2,174	9	53
Unplanned Areas	515	2	12
PI/O	180	1	4
T-R/C	67	0	2
MIXED USE	144	1	
RM/O	62	0	43
RMH/T-R	33	0	23
RH/O2	2	0	1
RH/C/O	47	0	33
OTHER	6,316	25	
Schools	513	2	8
Governmental	273	1	4
Designated Open Space	4,257	17	67
Public Utilities	158	1	3
Roads and Railroad	1,079	4	17
Public Rights-of-Way	36	0	1
TOTAL CITY AREA	24,788	100*	
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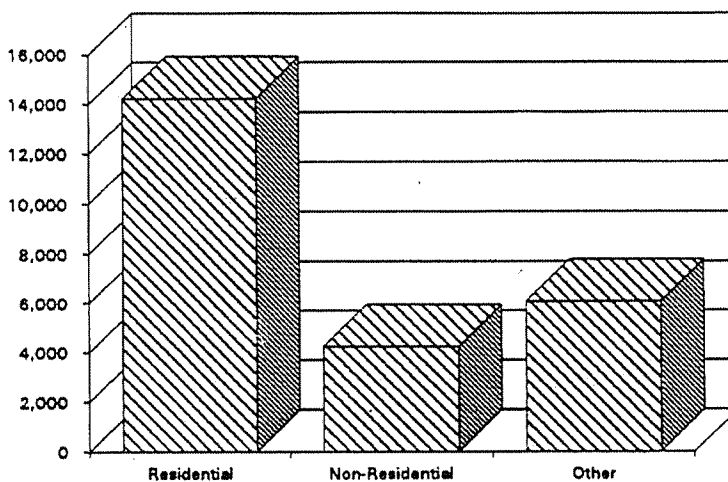
*Totals have been rounded off to the nearest whole number; zeros indicate areas of less than an acre.

TABLE 1

The above figures are from 1994.



OVER-ALL LAND USE ACRES



RESIDENTIAL LAND USE ACRES

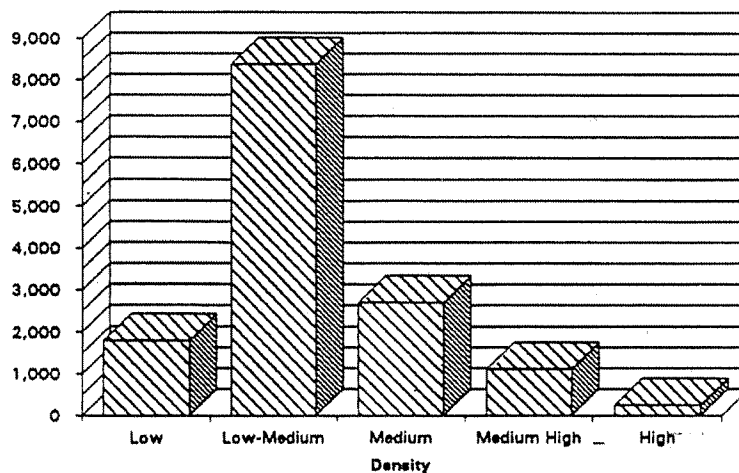
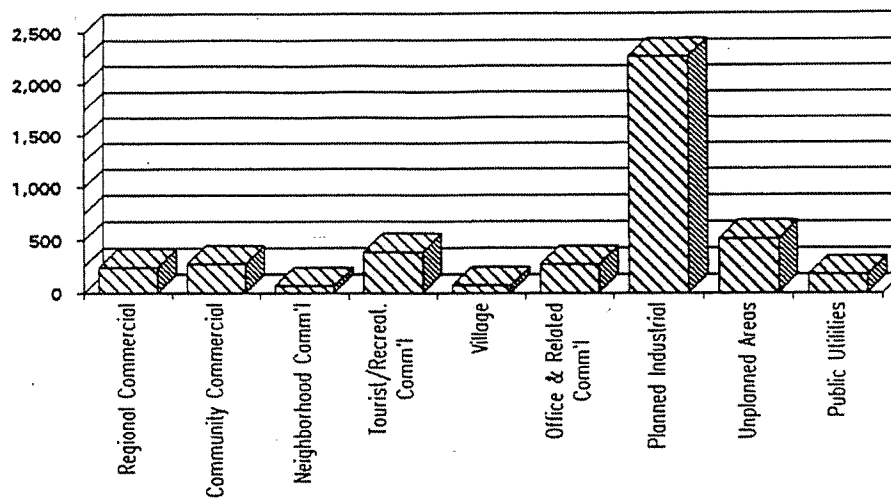


CHART 1

The above figures are from 1994.



NON-RESIDENTIAL LAND USE ACRES



"OTHER" LAND USE ACRES

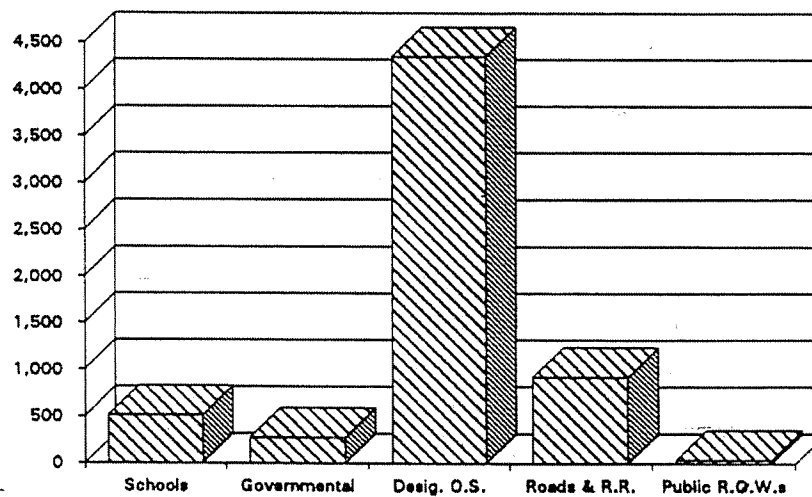
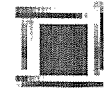


CHART 2

The above figures are from 1994.



d. **Medium-High Density (RMH):** Medium-high density residential areas intended to be developed with two-family dwellings and multiple-family dwellings, as well as one-family dwellings (developed as two or more detached units on one lot) at a density between 8 to 15 dwelling units per acre. Development of one-family dwellings on individual lots may be approved with a planned development permit, subject to the density range of this designation.

e. **High Density (RH):** High-density residential areas intended to be developed with two-family and multiple-family dwellings, as well as one-family dwellings (developed as two or more detached units on one lot) at a density between 15 to 23 dwelling units per acre.

Certain areas of the City designated for planned communities may have several residential designations or combinations of residential designations. To accommodate good design and planning, as well as environmental and topographical factors, planned communities shall be controlled by a master plan.

As part of the City's Growth Management Plan, a dwelling unit limitation was established for each quadrant of the City. The City shall not approve any general plan amendment, zone change, tentative subdivision map or other discretionary approval for a development that could result in the development above the limit in any quadrant. To ensure that development does not exceed the limit, the following growth management control points are established for the Land Use Element density ranges.

The City shall not approve any residential development at a density that exceeds the growth management control point for the applicable density range without making the following findings:

- a. That the project will provide sufficient additional public facilities for the density in excess of the control point to ensure that the adequacy of the City's public facilities plans will not be adversely impacted.
- b. That there have been sufficient developments approved in the quadrant at densities below the control point so the approval will not result in exceeding the quadrant limit.

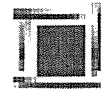
- c. All necessary public facilities required by the City's Growth Management Program will be constructed, or are guaranteed to be constructed, concurrently with the need for them created by this development and in compliance with the adopted City standards.

Table 2: ALLOWED DWELLING UNITS PER ACRE			
General Plan Land Use Designation	Minimum	Growth Management Control Point	Maximum
RL	0	1.0	1.5
RLM	0	3.2	4.0
RM	4	6.0	8.0
RMH	8	11.5	15.0
RH	15	19.0	23.0

The residential land use designations indicate MAXIMUM development unit yields. To meet the General Plan goals and objectives, including, but not limited to population goals and environmental considerations, the ACTUAL yield may be less than maximum potentials, but not less than the minimum density of the underlying land use designation; except, density may be approved below the minimum of the density range in the following circumstances:

- a. When a single, one-family dwelling is constructed on a legal lot that existed as of October 28, 2004.
- b. When a single, one-family dwelling is constructed on a lot that was created by consolidating two legal nonconforming lots into one lot (this only applies to lots that are nonconforming in lot area).
- c. When a legal lot is developed with one or more residential units that existed as of October 28, 2004; provided, the existing units are to remain and it is not feasible to construct the number of additional units needed to meet the minimum density without requiring the removal of the existing units.

Pursuant to California Government Code Section 65863, the City shall not by administrative, quasi-judicial, or legislative action, reduce, require or permit the reduction of residential density on any parcel to a density below that which was utilized by the California Department of Housing and Community Development in determining compliance with housing element law, unless, the



City makes written findings supported by substantial evidence of both of the following:

- a. The reduction is consistent with the adopted general plan, including the housing element.
- b. The remaining sites identified in the housing element are adequate to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584.

If a reduction in residential density for any parcel would result in the remaining sites identified in the housing element not being adequate to accommodate the City's share of the regional housing need, the City may reduce the density on that parcel provided it identifies sufficient additional, adequate, and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

The City shall be solely responsible for compliance with Government Code Section 65863, unless a project applicant requests in his or her initial application, as submitted, a density that would result in the remaining sites in the housing element not being adequate to accommodate the City's share of the regional housing need. In that case, the City may require the project applicant to comply with Government Code Section 65863. For the purposes of determining or requiring compliance with Government Code Section 65863, the submission of an application does not depend on the application being deemed complete or being accepted by the City.

Government Code Section 65863 does not apply to parcels that, prior to January 1, 2003, were either 1) subject to a development agreement, or 2) parcels for which an application for a subdivision map had been submitted.

Residential density shall be determined based on a number of dwelling units per developable acre of property. The following lands are considered to be undevelopable and shall be excluded from density calculations:

- a. Beaches;
- b. Permanent bodies of water;
- c. Floodways;
- d. Slopes with an inclination of greater than 40%;
- e. Significant wetlands;

- f. Significant riparian woodland habitats;
- g. Land subject to major power transmission easements;
- h. Land upon which other significant environmental features as determined by the environmental review process for a project are located; and
- i. Railroad track beds.

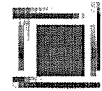
No residential development shall occur on the lands listed above; however, the City Council may permit limited development of such property, if when considering the property as a whole, the prohibition against development would constitute an unconstitutional deprivation of property.

Development on slopes with an inclination of 25% to 40% shall be permitted if designed to minimize the grading and comply with the slope development provisions of the hillside ordinance and the Carlsbad Local Coastal Program. However, only 50% of the area shall be used for density calculations.

In instances where a property owner is preserving a significant amount of open space land beyond what would normally be required by city ordinances for purposes of environmental enhancement, compliance with the Habitat Management Plan or otherwise leaving developable property in its natural condition, the City shall consider allowing the density or development potential of the property being preserved to be transferred to another portion of the property or another distinct property. In these instances, the density/development potential of the property being left in open space shall be reserved for and used on the remainder of the land owned by the property owner, or through a negotiated agreement with the City, may be transferred to land owned by another property owner.

All legally existing R-2 lots, as of December 1, 1986, may be developed with a two-family residence regardless of the density allowed by their General Plan designation if they can comply with all applicable development standards in effect at the time of their development and if the following findings can be made:

- a. That the project will provide sufficient additional public facilities for the density in excess of the control point to ensure that the



adequacy of the City's public facilities plans will not be adversely impacted;

- b. That there have been sufficient developments approved in the quadrant at densities below the control point to cover the units in the project above the control point so the approval will not result in exceeding the quadrant limit; and
- c. All necessary public facilities required by this chapter will be constructed, or are guaranteed to be constructed, concurrently with the need for them created by this development and in compliance with the adopted City standards.

There are exceptional cases where the base zone is consistent with the land use designation but would permit a slightly higher yield than that recommended in the low and low-medium density residential classifications. In those exceptional cases, the City may find that the project is consistent with this element if: a) the project is compatible with the objectives, policies, general land uses and programs expressed herein, b) all of the necessary infrastructure is in place to support the project, and c) the proposed density does not exceed the maximum density allowed at the top of the range by more than an additional 25%.

Affordable Housing - Density Increases

The City recognizes that the feasibility of providing housing affordable to lower-income families is dependent upon the ability to achieve residential densities higher than allowed by the underlying land use designation. Therefore, it is necessary to consider development of housing projects containing lower-income affordable housing units at densities that may exceed the ranges and growth management control points indicated above. The density which may be approved for those projects which include affordable housing shall be determined on an individual project proposal basis, and may be independent of the residential land use designation of the site, subject to the criteria listed under Residential, Implementing Policies and Programs, C.3.

2. COMMUNITY FACILITIES

Facilities for child care providers, places of worship, senior citizens, charities, and a range of other

community-serving activities are not traditional residential, industrial, or commercial land uses. Nevertheless, these activities and land uses are important and traditional members of any vital and fully functioning community. Because the organizations which pursue these activities are often non-profit or quasi-for-profit, their financial resources are often limited. The land within large-scale developments planned and marketed for upscale homes, shopping centers, and industrial campuses is very often not affordable to these organizations, making it likely that these types of facilities cannot be easily incorporated into the community. The development of large new residential communities through new master plans and specific plans creates an additional need for these community facilities uses in close proximity to the new residences.

The purpose of the Community Facilities land use designation is to assure that some land within communities, especially new master plan and specific plan areas, is identified and set aside solely for these types of uses, specifically with the objective that market forces will ensure that the land so designated will remain affordable to the organizations which build and operate these special community facilities. Further, once the land is set aside, there is a need to guarantee that it does not revert to other uses before the community is sufficiently developed to make use of and provide financial support for the community facilities. To these ends, specific objectives and policies have been set out for community facilities uses.

3. COMMERCIAL

Commercial development within Carlsbad can be defined by five principal categories: local shopping center, regional commercial, travel/recreation, Village, and office and related commercial.

In general, retail development in Carlsbad should occur in discrete shopping centers, as opposed to more generalized retail districts or linear strip commercial patterns along streets. This general plan uses the following definition of a shopping center:

Definition - "Shopping Center" after Urban Land Institute, 1947, as amended):

...a group of architecturally unified commercial establishments, numbering at least



three, built on a site that is planned, developed, owned, and managed as an operating unit related to its location, size, and type of shops to the trade area that it

"A City which provides for the development of compatible, conveniently located commercial centers..."

serves. The unit provides on-site parking in definite relationship to the types and total size of the stores...

An exception to the general rule that retail development should occur in discrete shopping centers is the Village area of the City. As is described in more detail below, this area reflects

the "downtown" heart of old Carlsbad, much of which is today contained within a formal redevelopment district. Retail development within the Village should continue the historical pattern of individual establishments within a commercial district.

In prior versions of this General Plan, the City recognized two types of local shopping centers: neighborhood and community. In 2001, however, these two categories were merged into a single category called "local shopping center." The typical characteristics of local and regional shopping centers are shown in the following Table 3: Guidelines for Typical Shopping Centers. Both types are described in more detail in the following sections.

Table 3: GUIDELINES FOR TYPICAL SHOPPING CENTERS

Typical Shopping Center Characteristics	Local Shopping Center		Regional Shopping Center
	Required of All Local Shopping Centers	Possible Option, Depending on Site and Special Approvals	
Trade Area Focus	Local daily goods and services	Local, plus goods and services provided by community-serving tenants	Regional
Anchor Tenants (examples)	Supermarket, drug store	Community-serving tenants, such as value department store, chain apparel store, volume specialty store, home improvement center, multiplex cinema	Full-line department stores (2 or more), factory outlet center, "power center" of several high-volume specialty stores.
Secondary Tenants (examples)	Restaurant, bank, real estate, personal grooming, small retail, fast food, gas station, cleaners, video rental	Apparel, specialty retail, restaurant, specialty automotive, sporting goods	Full range of specialty retail, restaurants, entertainment
Site Size (acres)	8 - 20	To 30	30 - 100
Gross Lease Area	60,000 - 150,000 (sq. ft.)	Up to 400,000 (sq. ft.)	300,000 to 1.5 million (sq. ft.)
Primary Trade Area Drive Time, at Buildout	5 - 10 minutes	10 - 20 minutes	20 - 30 minutes
Primary Trade Area Radius	1.5 miles	3 - 5 miles	8 - 12 miles
Primary Trade Area Population	10,000 - 40,000 people	40,000 - 150,000 people	150,000+ people



Tenant composition and the type of anchor tenant are the main identifiers of a shopping center type. An anchor tenant may be an individual tenant or a group of like uses that function as an anchor tenant. For example, a combination of gourmet food shop, delicatessen meat market, and green grocery might function in lieu of a supermarket. A food service cluster, several restaurants, and a cinema complex may function as other anchor tenants. Tenant composition and the characteristics of the leading tenants define a commercial center type. Although building area, site size, trade area size, etc. are influential, they are not the primary factors in determining a center type.

Notwithstanding the last statement, the concept of a shopping center's trade area is important for other reasons such as the economic viability of the center, the amount of competition it will experience, and, consequently, determining the optimal spatial distribution of shopping centers within a community. The trade area is the geographic area that provides the majority of steady customers necessary to support a shopping center. The boundaries of a trade area are determined by a number of variables, including the type of center, the size of the anchor tenant, the site's accessibility, geographic barriers, the location of competing facilities and, very importantly, driving time and distance (See Table 3: Guidelines for Typical Shopping Centers). Consequently, trade areas can vary widely in shape, size, and configuration. In general, the closer potential customers are to a site the more likely they are to patronize it. The number of persons residing within the trade area (and their related purchasing power) must be of a sufficient size for the center to be economically viable. When the trade areas of centers overlap then competition may exist between the centers and the purchasing power of the residents will be shared between the centers. The desired number and location of shopping centers, especially local shopping centers, depends upon a number of factors (detailed later) that relate to "fitting" together the trade areas of potential sites and making policy decisions about the amount of gaps and overlaps that should exist between the trade areas.

- a. **Local Shopping Center (L):** The local shopping center designation allows shopping centers that include elements of the traditional neighborhood center and, under

some circumstances, elements of the traditional community shopping center.

Each local shopping center must contain the anchor tenants and secondary tenants that service the daily needs and convenience of local neighborhoods. These tenants include retail businesses, small offices, and a variety of services. The most common anchor tenant is a supermarket, although a large drugstore or combination of supermarket and drugstore may also serve. Secondary tenants can include small offices (for banks, insurance, real estate and other services); personal grooming providers (like beauty parlors, barbershops, and nail salons), laundromats, cleaners, small retail stores, sit-down and fast food restaurants, and gas stations, among others. Typical characteristics of sites for these centers are given in Table 3: Guidelines for Shopping Centers.

While all sites with the designation Local Shopping Center must provide neighborhood goods and services, they may be authorized also to have anchor tenants that are more traditionally described as community-serving in nature. These community commercial tenants typically offer either a larger range of goods and services and/or a higher degree of specialization of goods and services. Often the floor area is greater than is that of stores that offer neighborhood goods and services and their trade area is larger in size and includes a larger population. These tenants may include value department stores (i.e., Target, K-mart), warehouse/club stores (i.e., Home Depot, Costco), chain apparel stores (i.e., Ross, Marshall's), a variety of large-volume specialty-goods stores (i.e., Staples, Comp USA, Good Guys) and multiplex cinemas. When these types of anchor tenants are included in the shopping center, additional types of secondary tenants may also be included, such as restaurants and specialty retail goods. Some local shopping centers may also include quasi-public or public facilities, such as a city library or U.S. Post Office.

Local shopping center uses are generally located within a convenient walking and/or bicycling distance from intended customers and should be linked with surrounding neighborhoods by pedestrian and/or bicycle



access. Landscaped buffers should be provided around the project site between neighborhood commercial uses and other uses to ensure compatibility. All buildings should be low-rise and should include architectural/design features to be compatible with the neighborhood. Permitted uses and building intensities should be compatible with surrounding land uses.

b. Regional Commercial (R): Regional commercial centers provide shopping goods, general merchandise, automobile sales, apparel, furniture, and home furnishing in full depth and variety. Two or more department stores are typically the major anchors of a regional shopping center, while other stores supplement and complement the various department store lines. New forms of regional centers may include such developments as outlet centers with an aggregation of factory outlet stores where there are no specific anchor tenants although such centers are regional and enjoy a strong tourist trade. Regional centers draw customers from outside the City and generate interregional traffic. For this reason, such centers are customarily located on a site that is easily visible as well as accessible from interchange points between highways and freeways. Local shopping centers may be adjunct to regional centers to also serve the daily convenience needs of customers utilizing the larger shopping center. A group of convenience stores, service facilities, business and professional offices are also often associated with a regional center. Some of these may be incorporated in the center itself, or arranged at the periphery in the immediate area.

c. Travel/Recreation Commercial (TR): This land use category designates areas for visitor attractions and commercial uses that serve the travel and recreational needs of tourists, residents, as well as employees of business and industrial centers. Such uses may include, but are not limited to, hotels and motels, restaurants, recreation facilities, museums, travel support services, and specialty retail uses catering to tourists. Travel/recreation commercial uses are generally located near major transportation corridors or recreational and resort areas such as spas, hotels, beaches or lagoons.

Travel/recreation commercial uses should be compatible with and designed to protect surrounding properties, should ensure safe traffic circulation and should promote economically viable tourist-oriented areas of the City.

d. Village (V): The Village addresses land uses located in the heart of "old" Carlsbad in the area commonly referred to as the "downtown." Permitted land uses may include retail stores, offices, financial institutions, restaurants and tourist-serving facilities. Residential uses can be intermixed throughout the area. The Village is designated as a redevelopment area and is regulated by the Carlsbad Village Area Redevelopment Plan and the Village Design Guidelines Manual.

e. Office and Related Commercial (O): This classification designates areas that are compatible with and environmentally suited for office and professional uses, as well as related commercial uses. This designation is especially appropriate for medical office use. Office and related commercial land use can be used as buffers between retail commercial areas and residential uses.

4. PLANNED INDUSTRIAL (PI)

Planned Industrial land uses include those areas currently used for, proposed as, or adjacent to industrial development, including manufacturing, warehousing, storage, research and development, and utility use. Agricultural and outdoor recreation uses on lots of one acre or more are considered to be a proper interim use for industrially designated areas.

5. GOVERNMENTAL FACILITIES (G)

This classification of land use designates areas currently being used for major governmental facilities by agencies such as the city, county, state, or federal government. Facilities within this category may include uses such as civic buildings, libraries, maintenance yards, police and fire stations and airports (McClellan-Palomar Airport). Smaller facilities, such as branch libraries, may be found in other land use designations, such as commercial, and are not shown on the land use map.



The largest facility within this classification is the McClellan-Palomar Airport located at the center of the City. The airport, owned and operated by San Diego County, serves as a major general aviation facility for northern San Diego County. More detailed discussions related to the airport may be found under Special Planning Considerations, as well as in the Noise, Circulation, and Public Safety Elements.

6. PUBLIC UTILITIES (U)

This category of land use designates areas, both existing and proposed, either being used or which may be considered for use for public or quasi-public functions.

Primary functions include such things as the generation of electrical energy, treatment of waste water, public agency maintenance storage and operating facilities, or other primary utility functions designed to serve all or a substantial portion of the community. Sites identified with a "U" designation indicate that the City is studying or may in the future evaluate the location of a utility facility which could be located within a one kilometer radius of the designations on a site for such a facility. Specific siting for such facilities shall be accomplished only by a change of zone, and an approved Precise Development Plan adopted by ordinance and approved only after fully noticed public hearings.

7. SCHOOLS

This land use classification represents both existing and proposed school sites necessary to serve the ultimate planning area. Sites are designated as elementary, junior high, high school, continuation school, and private school facilities. For additional discussion see Special Planning Considerations A. Schools.

8. OPEN SPACE & COMMUNITY PARKS (OS)

The Land Use Map shows the generalized boundaries of constrained lands and presently designated open space, including existing parks and special resource areas. It is not intended that the map show all future open space. The Open Space and Conservation Element of the

General Plan divides the broad definition of open space into the following five categories:

- a. Open Space for Preservation of Natural Resources
- b. Open Space for Managed Production of Resources
- c. Open Space for Outdoor Recreation
- d. Open Space for Aesthetic, Cultural and Educational Purposes
- e. Open Space for Public Health and Safety.

The Open Space and Conservation Element also includes goals, policies, and objectives regarding open space planning protection, obtaining open space, special resource protection, trail/greenway system, promoting agriculture, fire risk management, air quality preservation, water quality, protection and historical and cultural preservation. Please refer to that element for a more detailed description of open space and the goals, policies and standards pertaining thereto.

Parks are considered a subset of Open Space. The Parks and Recreation Element delineates three categories of parkland including community parks, special resource areas, and special use areas. Community parks are intended to provide diversified activity, both active and passive, to meet the broader recreational needs of several surrounding neighborhoods. The Land Use Map indicates specific locations for existing and proposed community park sites. Proposed park sites are anticipated to be dedicated and developed in conjunction with surrounding development. Please refer to the Parks and Recreation Element for more detailed information regarding community park sites, facilities, and programs.

9. UNPLANNED AREAS (UA)

This classification of land use indicates areas where planning for future land uses has not been completed or plans for development have not been formalized. Until such planning has occurred and the land is redesignated, land uses will be determined through the zoning ordinance designations of Exclusive Agriculture, Planned Community, or Limited Control. Because some unplanned areas are located in proximity to McClellan-Palomar Airport, it has been determined that they are not appropriate for residential development. Agricultural and other interim, nonresidential land uses are encouraged



in such areas until their ultimate land use designations can be definitely established. Master Plan properties under the Planned Community zone may utilize the UA designation to reserve land for future planning, however, such areas will require amendment to the master plan as well as all other actions necessary to redesignate the land.

10. TRANSPORTATION CORRIDOR (TC)

This classification is applied to certain major transportation corridors such as the I-5 Freeway, and the Atchison Topeka and Santa Fe Railroad and its right-of-way. Land uses that would be compatible with the corridors would be temporary and low-intensity in nature, such as passive parks, open space, or agriculture. In this way, corridors would remain scenic and remain available for future transportation needs. The Land Use Map also shows the general location of all future Circulation Element arterials. The Circulation Element should be referred to for more specific information regarding these roadways.

11. COMBINATION DISTRICT

Some areas of the City are suitable for more than one land use classification. The land use map identifies these areas as Combination Districts. Often multiple designations are assigned to areas in the early planning stages when it is unclear what the most appropriate land use designation may be or where the boundaries of such designations should be located. The designation as Combination District requires additional comprehensive planning and necessitates approval of a specific plan prior to development of 25 acres or more and approval of a site development plan for areas of less than 25 acres.

BOUNDARY DEFINITION BETWEEN LAND USE CLASSIFICATIONS

It is the intent of the Land Use Map to show the general outlines of various land use classifications. The boundaries are not intended to be precise legal boundaries. When uncertainty does exist as to the precise boundary lines of various land uses identified on the map, such lines shall be interpreted in the following manner:

- a. Where boundaries appear to follow the centerline of a street or highway, boundaries shall be construed to follow such lines;
- b. Where boundaries appear to follow ownership boundary lines, boundaries shall be construed to follow such lines;
- c. Where boundaries appear to follow topographic features such as valleys or ridgelines, boundaries shall be construed to follow such features; and
- d. Where boundaries appear to reflect environmental and resource management considerations, boundaries shall be construed in a manner which is consistent with the considerations that the boundary reflects.

If the application of the above guidelines does not resolve the uncertainty or if the Planning Director or the affected property owner considers the result to be inappropriate, the matter may be referred to the Planning Commission for decision. The Planning Commission shall resolve the uncertainty in accord with all of the provisions of applicable specific and general plans. The decision of the Planning Commission may be appealed to the City Council in accord with the usual procedures.

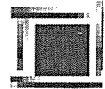
D. SPECIAL PLANNING CONSIDERATIONS

1. SCHOOLS

Schools sites have the potential to function as a number of existing and future land uses. Accordingly, they have several designations throughout the General Plan, as follows:

- a. Sites delineated on the Land Use Map with precise boundaries represent existing schools or confirmed school sites. Sites that are shown with a circular symbol represent approximate future sites to be confirmed by respective school districts at time of development. These designations are considered to be "floating" and are not considered to be specific to a particular parcel, but rather indicate a general vicinity.

The City is served by four school districts as listed below and shown on Map 3: School Districts.



- i. Carlsbad Unified School District
- ii. Encinitas Union Elementary School District
- iii. San Dieguito Union High School District
- iv. San Marcos Unified School District.

the City would then designate the site as open space.

- b. Some school sites are also included in the Parks and Recreation Element as park sites because the City has joint use agreements with the school districts to utilize some of their school playgrounds as recreation facilities.

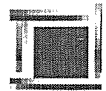
School locations are determined by the appropriate school district and are based on "service areas" for each school site within a district. Service areas are designated for each of the school locations based on generation factors, school sizes, and maximum travel distance. A substantial change in one school location would necessitate revision of locations throughout that school district.

At the time of subdivision review for an area in which a "floating" school site is shown, the following procedures are necessary to determine the ultimate location of the school:

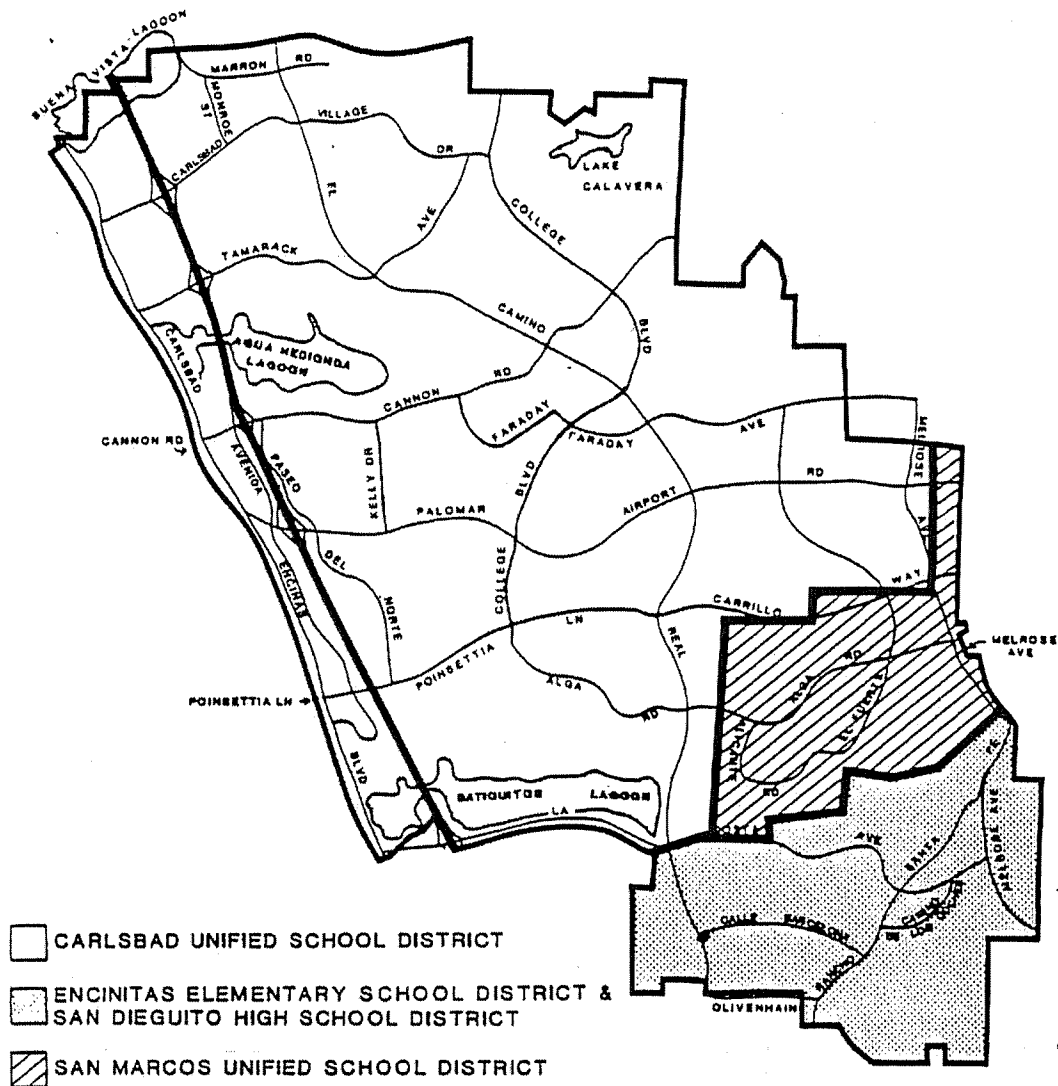
1. The City must inform the appropriate school district that a development application has been filed within the district.
2. The district must notify the City whether or not it wants to initiate action to proceed with acquisition of a school site in the proposed subdivision.
3. The district must notify the City whether or not it will be able to provide schools either through existing or proposed facilities (commonly called a "will-serve" letter).

If the school district determines the "floating school site" is not necessary, the school site designation shall revert to the adjacent land use designation.

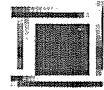
If an existing school site is determined by the relevant school district to be surplus, then the site shall be designated with the previous General Plan land use designation, or a land use designation compatible with adjacent uses, unless the City exercises its option to purchase the property to utilize as a park. If this occurred,



SCHOOL DISTRICTS



MAP 3



2. VILLAGE

The Village, located in the "downtown" section of Carlsbad, has been established as a redevelopment project area. A Redevelopment Master Plan with Implementing Strategies along with the present Village Design Guidelines Manual guide all development in the Village. These documents provide an overall development strategy to create a strong identity for the Village, revitalize the area, enhance the economic potential of the Village and establish specific site development standards. The intent of the master plan is to preserve the village character of the area by creating a pedestrian scale environment of specialty shops, services, and restaurants complemented by residential and mixed-use development. The Redevelopment Master Plan should be referred to for more detailed information. Additional redevelopment project areas may be established in other areas of the City in the future.

3. COASTAL ZONE PROGRAMS

In 1972, California voters approved Proposition 20 which led to the enactment of the State law (California Coastal Act of 1976) which regulates any development within California's Coastal Zone. The Coastal Act requires that individual jurisdictions adopt Local Coastal Programs (LCP) to implement the State law at a local level. Carlsbad's Local Coastal Program is consistent with the General Plan, but it is a separate document containing separate land use policies and implementation measures which must also be complied with in addition to the General Plan. Approximately one-third of the City is located within the Coastal Zone. The City's coastal zone has been divided into six segments and each segment is regulated by separate LCP's (See Map 4: Local Coastal Program Boundary). The boundaries of the City's Coastal Zone which were established by the State are depicted on the Land Use Map.

Almost every conceivable type of development proposal within the Coastal Zone from removal of natural vegetation to the construction of huge master planned communities, requires the approval of a Coastal Development Permit (CDP) in addition to any other permits or entitlements. The land use policies, programs and regulations of the relevant LCP shall be

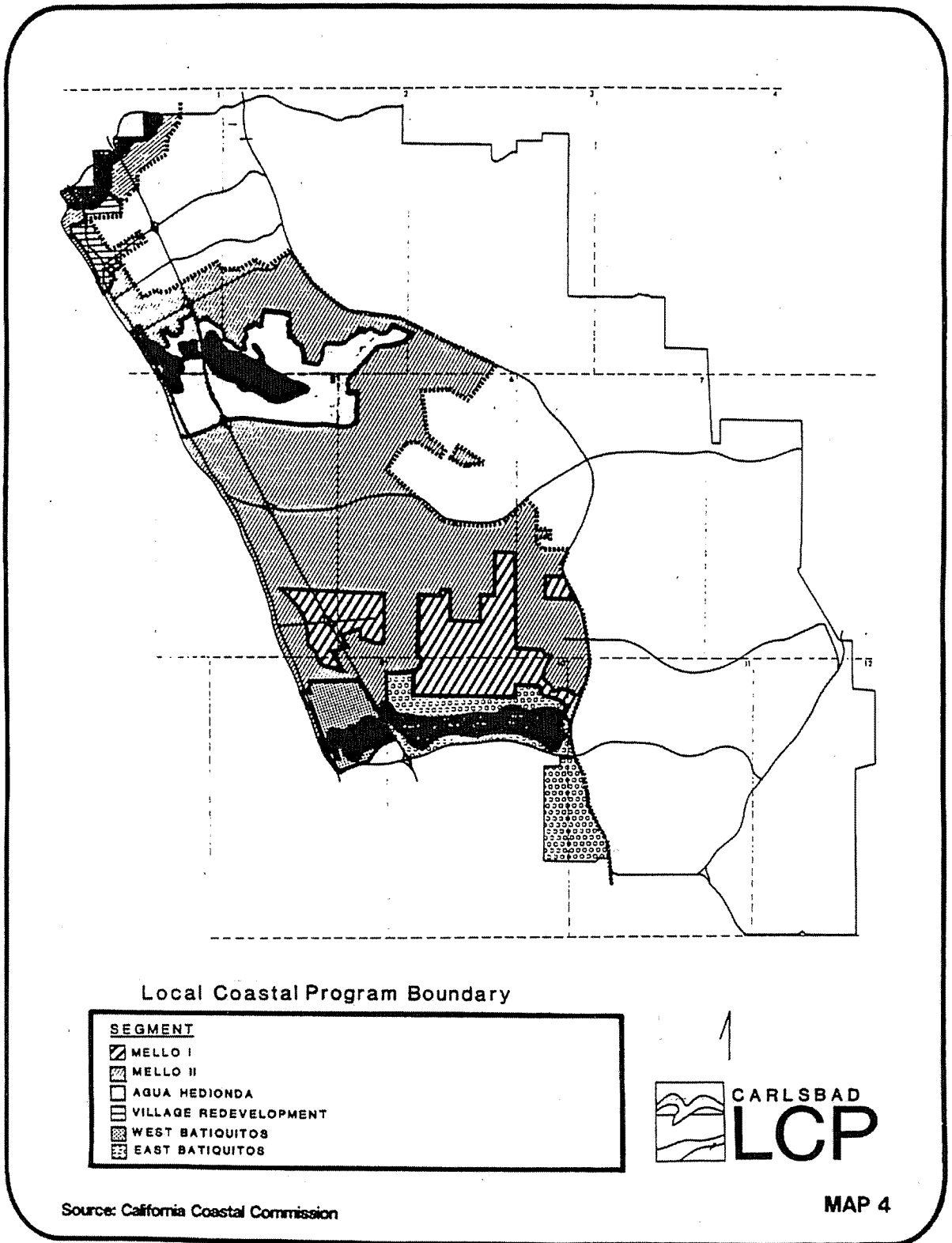
referred to in addition to the General Plan, the Municipal Code and other pertinent regulations for guiding land use and development within the Coastal Zone. Although the City has adopted LCP segments for all of its Coastal Zone, it only has authority to issue Coastal Development Permits within the Redevelopment segment. In the remaining five segments the California Coastal Commission currently retains Coastal Development Permit authority. Carlsbad is actively pursuing the lengthy task of effectively implementing the five LCP segments in order to transfer permit authority to the City.

In those circumstances where an issue is not addressed by the Local Coastal Program Land Use Plan, but is addressed by the City of Carlsbad General Plan, no coastal development permit, or exemption may be granted unless the project considered is found by the appropriate authority to be consistent with the City of Carlsbad General Plan. In those circumstances where an issue is addressed by both the Local Coastal Program Land Use Plan and the City of Carlsbad General Plan, the terms of the Local Coastal Program Land Use Plan shall prevail.

4. McCLELLAN-PALOMAR AIRPORT

McClellan-Palomar Airport, a county-owned facility, is regulated by the *Comprehensive Land Use Plan, McClellan-Palomar (CLUP)* prepared by the San Diego Association of Governments (SANDAG). This is a state-required, long-range master plan, updated every five years, that reflects the anticipated growth of the airport over at least the next 20 years. The intent is "to provide for the orderly growth of each public airport and ... [to] safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general" (Section 21675, Public Utility Code). As required by State law, Carlsbad's General Plan must comply with the Airport's Comprehensive Land Use Plan. If the City chooses to overrule a finding of the Airport Land Use Commission as stated in the CLUP, it may do so by a two-thirds vote if it makes a specific finding that the General Plan and the CLUP are consistent.

To limit noise impacts on noise sensitive land uses, the City has designated areas surrounding the Airport for predominately planned industrial uses. To accomplish this, a significant amount of





nonresidential land has been designated on the plan, possibly exceeding what is needed to serve and accommodate future residential uses located exclusively in Carlsbad. As such, future redesignation of planned residential areas to non-residential uses to accommodate future airport growth would not be supported. (Also see UA designations.)

5. AGRICULTURE

Agriculture is an important resource in Carlsbad. The City's agricultural policies are intended to support agricultural activities while planning for the possible future transition of the land to more urban uses consistent with the policies of the General Plan and the Carlsbad Local Coastal Program (LCP).

The City's LCP protects agricultural lands from the premature conversion to more urban land uses by establishing programs which require mitigation for conversion of agricultural property to urban uses. It also has established methods to benefit agriculture in the community by providing financial assistance through cash programs.

While the City encourages agriculture, it recognizes the potential problems associated with agricultural land use. For example, to prevent the destruction of sensitive wild and archaeological resources, clearing and grubbing of natural areas for agriculture requires a permit and environmental review. Also, the City encourages conservation techniques in agricultural activities to reduce soil erosion and water usage.

6. REGIONAL ISSUES

As a member of the San Diego Association of Governments (SANDAG), the City is participating with other cities in the county to develop a Regional Growth Management Strategy. This effort recognizes the fact, that as separate entities, each city cannot solve region-wide issues. Together, however, a strategy can be developed to establish a framework for a "regional community" with an improved quality of life. Carlsbad recognizes its role as a participant in this effort which focuses on the following nine important environmental and economic factors:

a. Air Quality

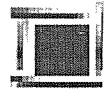
- b. Transportation System and Demand Management
- c. Water
- d. Sewage Treatment
- e. Sensitive Lands Preservation and Open Space Protection
- f. Solid Waste Management
- g. Hazardous Waste Management
- h. Housing
- i. Economic Prosperity.

7. AREAS NEEDING ADDITIONAL PLANNING

For a variety of reasons, there are areas within the City that have unresolved land use considerations which should be addressed prior to the occurrence of a significant amount of further development. The City has planned for these areas on a General Plan level but due to their unique characteristics they will require a more specific level of planning review to ensure that such characteristics are addressed comprehensively. More specific levels of review may include such mechanisms as specific plans, site development plans, special studies, or overlay zones. Locations that have been identified as having unresolved planning considerations are discussed briefly below for determination at a future time. Other areas may be identified in the future as also requiring additional review.

a. BARRIO

The Barrio, located generally south of Carlsbad Village Drive, north of Tamarack Avenue, between I-5 and the AT&SF Railroad, has served as a focus of activity for Carlsbad's Hispanic community for many years. This area of the City is included within the "Barrio Community Design and Land Use Plan" which is currently being prepared. This document will be a comprehensive plan for the area and will address neighborhood concerns of revitalizing the Barrio, creating a cultural focus, and enhancing economic development for this segment of the community. The land use plan will propose specific development, and land uses for the Barrio which will, after adoption, be integrated into the General Plan.

**b. BUENA VISTA CREEK WATERSHED**

Buena Vista Lagoon, located along the northern city limits, is an important coastal, freshwater lagoon in Southern California. It is fed by Buena Vista Creek and its watershed which extends through the eastern city limits to the cities of Oceanside and Vista. The manner in which this corridor develops is important for five major reasons. First, the watershed supports sensitive resources including wetlands and riparian habitat, as well as the wildlife species typically associated with these areas. Second, existing land uses and zoning designations may not be appropriate or compatible to protect these resources. Third, urbanization in the watershed has the potential to accelerate sedimentation into Buena Vista Lagoon (see Buena Vista Lagoon Watershed Sediment Control Plan). Fourth, there are significant traffic issues along this corridor related to Highway 78 on- and off-ramps, El Camino Real, Rancho Del Oro overpass, and Marron Road. Fifth, the burgeoning urbanization along this corridor has the potential to severely degrade the aesthetic worth of this valuable resource area. Due to the sensitivity of this area, the City may want to examine the feasibility of requiring a comprehensive plan addressing preservation and development within the Buena Vista Creek Watershed.

III. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES & ACTION PROGRAMS

OVERALL LAND USE PATTERN

A. GOALS

- A.1 A City which preserves and enhances the environment, character and image of itself as a desirable residential, beach and open space oriented community.
- A.2 A City which provides for an orderly balance of both public and private land uses within convenient and compatible locations throughout the community and ensures that

all such uses, type, amount, design and arrangement serve to protect and enhance the environment, character and image of the City.

- A.3 A City which provides for land uses which through their arrangement, location and size, support and enhance the economic viability of the community.

B. OBJECTIVES

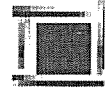
- B.1 To create a distinctive sense of place and identity for each community and neighborhood of the City through the development and arrangement of various land use components.
- B.2 To create a visual form for the community, that is pleasing to the eye, rich in variety, highly identifiable, reflecting cultural and environmental values of the residents.
- B.3 To provide for the social and economic needs of the community in conjunction with permitted land uses.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Arrange land uses so that they preserve community identity and are orderly, functionally efficient, healthful, convenient to the public and aesthetically pleasing.
- C.2 Establish development standards for all land use categories that will preserve natural features and characteristics, especially those within rural, coastal and/or hillside areas.
- C.3 Ensure that the review of future projects places a high priority on the compatibility of adjacent land uses along the interface of different density categories. Special attention should be given to buffering and transitional methods, especially, when reviewing properties where different residential densities or land uses are involved.



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- C.4 Encourage clustering when it is done in a way that is compatible with existing, adjacent development.
 - C.5 Enter into discussions and negotiations with other cities, the county, or responsible agencies when prospective developments in their areas are incompatible with adjacent Carlsbad areas in regards to land uses, density, type of dwellings or zoning. Attention should be given to the use of transitional methods to ensure compatibility.
 - C.6 Review the architecture of buildings with the focus on ensuring the quality and integrity of design and enhancement of the character of each neighborhood.
 - C.7 Evaluate each application for development of property with regard to the following specific criteria:
 - 1. Site design quality which may be indicated by the harmony of the proposed buildings in terms of size, height and location, with respect to existing neighboring development.
 - 2. Site design quality which may be indicated by the amount and character of landscaping and screening.
 - 3. Site design quality which may be indicated by the arrangement of the site for efficiency of circulation, or on-site and off-site traffic safety, privacy, etc.
 - 4. The provision of public and/or private usable open space and/or pathways designated in the Open Space and Parks and Recreation Elements.
 - 5. Contributions to and extensions of existing systems of foot or bicycle paths, equestrian trails, and the greenbelts provided for in the Circulation, Parks and Recreation and Open Space Elements of the General Plan.
 - 6. Compliance with the performance standards of the Growth Management Plan.
 - 7. Development proposals which are designed to provide safe, easy pedestrian and bicycle linkages to nearby transportation corridors.
 - 8. The provision of housing affordable to lower and/or moderate income households.
 - 9. Policies and programs outlined in Local Coastal Programs where applicable.
 - C.8 Provide for a sufficient diversity of land uses so that schools, parks and recreational areas, churches and neighborhood shopping centers are available in close proximity to each resident of the City.
 - C.9 Consider the social, economic and physical impacts on the community when implementing the Land Use Element.
 - C.10 Encourage and promote the establishment of childcare facilities in safe and convenient locations throughout the community to accommodate the growing demand for childcare in the community caused by demographic, economic and social forces.
 - C.11 Restrict buildings used for large public assembly, including, but not limited to schools, theaters, auditoriums and high density residential development, to those areas which are relatively safe from unexpected seismic activity and hazardous geological conditions.
 - C.12 Develop and retain open space in all categories of land use.
 - C.13 Pursuant to Section 65400(b) of the Government Code, the Planning Commission shall do both of the following:
 - 1. Investigate and make recommendations to the City Council regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
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2. Provide an annual report, by October 1 of each year, to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development regarding:

- (a) The status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

- (b) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2, and the date of the last revision to the general plan.

- C.14 Develop a periodic five year plan to thoroughly review the General Plan and revise the document as necessary.
- C.15 Develop a program establishing policies and procedures for amending both mandatory and optional elements of the General Plan.
- C.16 Amend Title 21 of the Carlsbad Municipal Code (zoning ordinance and map), as necessary, to be consistent with the approved land use revisions of the General Plan and General Plan Land Use Map.
- C.17 Amend the Local Coastal Programs, as required, to be consistent with the updated General Plan, or amend the General Plan to be consistent with the Local Coastal Program.
- C.18 Update the adopted Local Facilities Management Plans to reflect relevant changes mandated by the General Plan Update.
- C.19 Conduct a comprehensive review of General Plan boundary lines when improved technology becomes available

so that boundary lines follow Assessor property lines as closely as possible. In addition, where General Plan boundary lines split an individual parcel into two or more sections, the boundary line shall be located as accurately as possible based on mapping done at the time of project approval.

- C.20 Update and revise all maps affected by the General Plan Update to reflect all land use changes.

GROWTH MANAGEMENT AND PUBLIC FACILITIES

A. GOALS

- A.1 A City which ensures the timely provision of adequate public facilities and services to preserve the quality of life of residents.
- A.2 A City which maintains a system of public facilities adequate for the projected population.
- A.3 A City that responsibly deals with the disposal of solid and liquid waste.

B. OBJECTIVES

- B.1 To develop programs which would correlate the ultimate density and projected population with the service capabilities of the City.
- B.2 To achieve waste stream diversion goals of 25% by 1995, and 50% by the year 2000 pursuant to the City's Source Reduction and Recycling Program.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Permit the approval of discretionary actions and the development of land only after adequate provision has been made for public facilities and services.
- C.2 Require compliance with the following public facility performance standards, adopted September 23, 1986, to ensure



that adequate public facilities are provided prior to or concurrent with development:

**PUBLIC FACILITY AND SERVICE
PERFORMANCE STANDARDS**

City Administration Facilities

1,500 square feet per 1,000 population must be scheduled for construction within a five year period.

Library

800 square feet per 1,000 population must be scheduled for construction within a five year period.

Wastewater Treatment Capacity

Sewer plant capacity is adequate for at least a five-year period.

Parks

Three acres of community park or special use park per 1,000 population within the Park District, must be scheduled for construction within a five year period.

Drainage

Drainage facilities must be provided as required by the City concurrent with development.

Circulation

No road segment or intersection in the zone nor any road segment or intersection out of the zone which is impacted by development in the zone shall be projected to exceed a service level C during off-peak hours, nor service level D during peak hours. Impacted means where 20% or more of the traffic generated by the local facilities management zone will use the road segment or intersection.

Fire

No more than 1,500 dwelling units outside of a five minute response time.

Open Space

Fifteen percent of the total land area in the zone exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development.

Schools

School capacity to meet projected enrollment within the zone as determined by the appropriate school district must be provided prior to projected occupancy.

Sewer Collection System

Trunk line capacity to meet demand as determined by the appropriate sewer district must be provided concurrent with development.

Water Distribution System

Line capacity to meet demand as determined by the appropriate water district must be provided concurrent with development. A minimum 10 day average storage capacity must be provided concurrent with development.

- C.3 Ensure that funding for necessary public service and facilities is guaranteed prior to any development approvals.
- C.4 Coordinate the type, location, and amount of growth in the City with the City's Capital Improvement Program (CIP) to ensure that adequate funding is available to provide service and facilities.
- C.5 Prioritize the funding of projects in the Capital Improvement Program to provide facilities and services to infill areas in the City or areas where existing deficiencies exist.
- C.6 Maintain the Growth Monitoring Program which gives the City the ability to measure its public service requirements against the rate of physical growth. This information should be used when considering developmental requests and will allow the City to set its own direction for growth and establish priorities for capital improvement funding.
- C.7 The City Council or the Planning Commission shall not find that all necessary public facilities will be available concurrent with need as required by the Public Facilities Element and the City's Growth Management Plan unless the provision of such facilities is guaranteed. In guaranteeing that the facilities will be provided emphasis shall be given to ensuring good traffic circulation, schools,



parks, libraries, open space and recreational amenities. Public facilities may be added. The City Council shall not materially reduce public facilities without making corresponding reductions in residential densities.

- C.8 Ensure that the dwelling unit limitation of the City's Growth Management Plan is adhered to by annual monitoring and reporting. The City shall not approve any

management and sewage disposal capacity.

- C.10 Manage the disposal or recycling of solid waste and sewage within the City.

- C.11 Cooperate with other cities in the region to site and operate both landfill and recycling facilities.

- C.12 Continue to phase in all practical forms of mandatory recycling, to the extent possible.

General Plan amendment, zone change, tentative subdivision map or other discretionary approval for a development which could result in development above the limit. The City Council shall not materially reduce public facilities without making corresponding reductions in residential densities.

- C.9 Cooperate with other jurisdictions to ensure the timely provision of solid waste

- B.2 To preserve the neighborhood atmosphere and identity of existing residential areas.

- B.3 To offer safe, attractive residential areas with a wide range of housing types, styles and price levels in a variety of locations.

- B.4 To ensure that new master planned communities and residential specific plans contribute to a balanced community by providing, within the development, adequate areas to meet some social/human service needs such as sites for worship, daycare, youth and senior citizen activities, etc.

RESIDENTIAL

A. GOALS

- A.1 A City which provides for a variety of housing types and density ranges to meet the diverse economic and social requirements of residents, yet still ensures a cohesive urban form with careful regard for compatibility while retaining the present predominance of single family residences.

- A.2 A City with neighborhoods that have a sense of community where residents including children, the disabled and the elderly feel safe and comfortable traveling to daily destinations; where homes and trees line the streets; where central gathering places create focal points; and where recreation areas are provided for a variety of age groups.

B. OBJECTIVES

- B.1 To achieve a variety of safe, attractive housing in all economic ranges throughout the City.

- B.5 To ensure that new development is designed with the focus on residents instead of the automobile by providing: pedestrian-friendly, tree-lined streets; walkways to common destinations such as schools, parks and stores; homes that exhibit visual diversity, pedestrian-scale and prominence to the street; and recreation amenities for a variety of age groups.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Encourage the provision of low and moderate income dwelling units to meet the objectives of the City's Housing Element.

- C.2 Allow density increases, above the maximum residential densities permitted by the General Plan, to enable the development of lower-income affordable housing, through the processing of a site development plan. Any site development



- plan application request to increase residential densities (either above the Growth Management Control Point or upper end of the residential density range(s)), for purposes of providing lower-income affordable housing, shall be evaluated relative to: (a) the proposal's compatibility with adjacent land uses; (b) the adequacy of public facilities; and (c) the project site being located in proximity to a minimum of one of the following: a freeway or major roadway, a commercial center, employment opportunities, a city park or open space, or a commuter rail or transit center.
- C.3 Consider density and development right transfers in instances where a property owner is preserving open space in excess of normal city requirements or complying with the city's Habitat Management Plan.
- C.4 Limit medium and higher density residential developments to those areas where they are compatible with the adjacent land uses, and where adequate and convenient commercial services and public support systems such as streets, parking, parks, schools and utilities are, or will be, adequate to serve them.
- C.5 Locate multi-family uses near commercial centers, employment centers, and major transportation corridors.
- C.6 Encourage cluster-type housing and other innovative housing design that provides adequate open space areas around multi-family developments, especially when located adjacent to commercial or industrial development.
- C.7 Locate higher density residential uses in close proximity to open space, community facilities, and other amenities.
- C.8 Consider high and medium high density residential areas only where existing or proposed public facilities can accommodate the increased population.
- C.9 Coordinate provision of peripheral open areas in adjoining residential developments to maximize the benefit of the open space.
- C.10 Encourage a variety of residential accommodations and amenities in commercial areas to increase the advantages of "close in" living and convenient shopping.
- C.11 Require new residential development to provide pedestrian and bicycle linkages, when feasible, which connect with nearby community centers, parks, schools, points of interest, major transportation corridors and the proposed Carlsbad Trail System.
- C.12 Require new master planned developments and residential specific plans of over 100 acres to provide usable acres to be designated for community facilities such as daycare, worship, youth and senior citizen activities. The exact amount of land will be determined by a future amendment to the Planned Community Zone.
- C.13 Introduce programs to revitalize all residential areas which are deteriorating or have a high potential of becoming deteriorated.
- C.14 Ensure that all hillside development is designed to preserve the visual quality of the pre-existing topography.
- C.15 Consider residential development, which houses employees of businesses located in the PM zone, when it can be designed to be a compatible use as an integral part of an industrial park.
- C.16 Require new subdivisions to create a unique sense of identity and community through quality architecture, street design, gathering places, recreation areas and landscaping.

COMMUNITY FACILITIES

A. GOAL

A City which provides land for child daycare facilities, places of worship, and other community services facilities.



B. OBJECTIVE

- B.1 Require new and, as appropriate, existing master plan developments and residential specific plan developments to provide usable acres to be designated for community facilities such as child daycare, worship, youth and senior citizen activities, and other appropriate uses.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Require new and, as appropriate, existing master plan developments and residential specific plan developments to provide land for a child daycare use and other community facilities uses.
- C.2 Require that community facilities sites be reserved for a sufficient time period to allow development of surrounding residential uses which would support those community facilities uses.
- C.3 Require that community facilities sites be located within the master plan or residential specific plan to most effectively serve the residents of the master plan or residential specific plan.
- C.4 Amend the City's Municipal Code to create a Community Facilities zone to identify those uses which will be allowed in the community facilities area and to establish development standards for community facilities uses.

COMMERCIAL

A. GOALS

- A.1 A City that achieves a healthy and diverse economic base by creating a climate for economic growth and stability to attract quality commercial development to serve the employment, shopping, recreation, and service needs of Carlsbad residents.
- A.2 A City that provides for the development of compatible, conveniently located local shopping centers.

- A.3 A City that promotes economic development strategies, for commercial, industrial, office and tourist-oriented land uses.
- A.4 A City that promotes recreational and tourist-oriented land uses which serve visitors, employees of the industrial and business centers, as well as residents of the city.

B. OBJECTIVES

- B.1 To limit the amount of new commercial land use designations to that which provides for basic commercial service to all areas of the City without creating undue overlaps in trade areas, consistent with the prime concept and image of the community as a desirable residential, open space community.
- B.2 To ensure that all residential areas are adequately served by commercial areas in terms of daily shopping needs which include convenience goods, food, and personal services. "Adequately served" means no residential area is outside the primary trade area of the nearest local shopping center.
- B.3 To establish and maintain commercial development standards to address landscaping, parking, signs, and site and building design, to ensure that all existing and future commercial developments are compatible with surrounding land uses.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Applications for the re-designation of land to shopping center uses shall be accompanied by a conceptual development plan of the site and a market study that demonstrates the economic viability of using the land in the way being requested. Such studies shall give due consideration to existing and future sites that may compete within shared trade areas.
- C.2 Utilize the following guidelines to determine the appropriate spatial distribution of new sites for local shopping centers and to assign associated zoning.



In some instances it may not be possible to implement all of these guidelines fully and some degree of flexibility in their application may be required.

1. New master plans and residential specific plans and other large development proposals shall evaluate whether there is a need to include a local shopping center within the development, consistent with these guidelines.
2. Locate local shopping centers so that, wherever possible, they are centrally located within their primary trade areas.
3. As a convention, the primary trade areas of existing and proposed local shopping centers may be defined in terms of the time patrons typically experience traveling to the center. The range of travel times for local shopping centers is given in Table 3: Guidelines for Typical Shopping Centers. Any city-wide analysis used to establish the spatial distribution of centers should consider a typical travel time, the current or built-out condition of the City and whether the travel being modeled occurs "on peak" or "off peak" travel hours, together with other factors that may be appropriate.
4. Citywide, trade areas of centers should abut one another as much as is possible, so as to result in minimal gaps and overlaps. This assures that all areas of the City will have "coverage" by a center, while reducing the propensity for over-commercialization (See Goal B.1)
5. Generally, local shopping centers should not be located directly within the residential neighborhoods they serve, but, rather, on the peripheries of the neighborhoods, along or near major streets or future extensions of major streets.
6. New sites for local shopping centers should not be located along El Camino

Real, so as to minimize the commercialization of this scenic roadway.

7. The population within the trade area at buildout should be of a size that the center would be economically viable, considering other existing and future centers.
8. Consider intersection spacing and other circulation criteria to assure safe, and functional access to the center. Good locations will be readily accessed from principal travel routes and have several entrances. (Sites located along primary arterials may have difficulty meeting this guideline.)

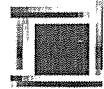
C.3 Build, and operate local shopping centers in such a way as to complement but not conflict with adjoining residential areas. This shall be accomplished by:

1. Controlling lights, signage, and hours of operation to avoid adversely impacting surrounding uses.
2. Requiring adequate landscaped buffers between commercial and residential uses.
3. Providing bicycle and pedestrian links between proposed local commercial centers and surrounding residential uses.

C.4 Comprehensively design all commercial centers to address common ingress and egress, adequate off-street parking and loading facilities. Each center should be easily accessible by pedestrians, bicyclists, and automobiles to nearby residential development.

C.5 Ensure that commercial architecture emphasizes establishing community identity while presenting tasteful, dignified and visually appealing designs compatible with their surroundings.

C.6 When "community" tenants (see Table 3, earlier) are included in a local shopping center, they must be fully integrated into



the overall function and design of the center, including the architecture, internal circulation and landscaping. The inclusion of such tenants should complement, not supplant the principal function of the center, which is to provide local goods and services.

1. No community "anchor" tenant may be built as a stand-alone building. It must share (or appear to share) walls and its building facade with other tenants in the center.

2. Neither community "anchor" tenants nor secondary tenants may feature corporate architecture or logos (excluding signs).

C.7 Ensure that all commercial development provides a variety of courtyards and pedestrian ways, bicycle trails, landscaped parking lots, and the use of harmonious architecture in the construction of buildings.

C.8 Permit the phasing of commercial projects to allow initial development and expansion in response to demographic and economic changes. Site designs should illustrate the ultimate development of the property and/or demonstrate their ability to coordinate and integrate with surrounding development.

C.9 Outdoor storage of goods and products in shopping centers is not allowed. Temporary exceptions may be allowed for display and sale of traditional, seasonal items such as Christmas trees, pumpkins, and similar merchandise. In these exceptions, both adequate parking and safe internal circulation (vehicle, pedestrian, and bicycle) is to be maintained.

C.10 Encourage commercial recreation or tourist destination facilities, as long as they protect the residential character of the community and the opportunity of local residents to enjoy (in a safe, attractive and convenient manner) the continued use of the beach, local transportation, and parking facilities.

C.11 Orient travel/recreation commercial areas along the I-5 corridor, in the Village, or near resort/recreation areas.

C.12 Revise Section 21.29.030 of the Zoning Ordinance (Commercial Tourist Zone, Permitted Uses and Structures) to more accurately reflect the intent of the Travel/Recreation Commercial general plan designation to serve the traveling public, visitors to the city, as well as employees of business and industrial centers.

C.13 Review parking requirements for commercial areas on a periodic basis to ensure adequate parking and to address identified parking problems.

C.14 Strip commercial development (defined as retail development outside of a shopping center) shall be discouraged in all areas of the City other than the Village.

C.15 Amend Municipal Code Title 21 (zoning regulations) to create a new zoning district appropriate for the Local Shopping Center land use class. The new zone should establish allowed land uses, development standards, together with design guidelines to assure that shopping centers meet the objectives and policies set out herein. Create a new "planned shopping center" permit that will apply to all new shopping centers and major remodels of existing shopping centers, with the City Council as the decision-maker.

VILLAGE

A. GOALS

A.1 A City which preserves, enhances, and maintains the Village as a place for living, working, shopping, recreation, civic and cultural functions while retaining the village atmosphere and pedestrian scale.

A.2 A City which creates a distinct identity for the Village by encouraging activities that traditionally locate in a pedestrian-oriented downtown area, including offices, restaurants, and specialty retail shops.



A.3 A City which encourages new economic development in the Village and near transportation corridors to attract additional tourist-oriented uses and to also retain and increase resident-serving uses.

A.4 A City that encourages a variety of complementary uses such as a combination of residential and commercial uses to generate pedestrian activity and create a lively, interesting social environment and a profitable business setting.

B. OBJECTIVE

To implement the Redevelopment Plan by developing a comprehensive plan to address the unique residential and commercial needs of this segment of the community.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

C.1 Provide a variety of commercial and tourist recreational activities in the Village, especially close to the beach, in connection with special entertainment facilities, restaurants and other uses which will foster the community concept.

C.2 Support land uses around the intersection of Walnut Avenue and Roosevelt Street that preserve and support the ethnic heritage of the area. The appropriate land uses to accomplish this shall be determined in conjunction with the completion of the Redevelopment Master Plan and the Community Design and Land Use Plan for the Barrio.

C.3 Attempt to acquire additional parking areas in the Village and beach area.

C.4 Seek ways of strengthening existing establishments through facade and streetscape improvements, upgraded public and private landscaping and aesthetically-upgraded signage.

C.5 Promote inclusion of housing opportunities in the Village as part of a mixed-use concept.

INDUSTRIAL

A. GOAL

A City which develops an industrial base of light, pollution-free industries of such magnitude as will provide a reasonable tax base and a balance of opportunities for employment of local residents.

B. OBJECTIVES

B.1 To provide industrial lands which can accommodate a wide range of industrial uses, including those of relatively high intensity, while minimizing negative impacts to surrounding land uses.

B.2 To provide and protect industrial lands for the development of communities of high technology, research and development industries and related uses set in campus or park-like settings.

B.3 To provide and protect industrial lands which can accommodate a wide range of moderate to low intensity industrial uses capable of being located adjacent to residential areas with minimal buffering and attenuation measures.

B.4 To concentrate new industrial uses within the present boundaries of the industrial corridor as shown on the Land Use Plan.

B.5 To encourage planned industrial parks as the preferred method of accommodating industrial uses.

B.6 To ensure that planned industrial parks serve the commercial needs of employees by providing commercial development sites within each park.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

C.1 Limit the amount of new industrial land uses to those which can feasibly be supported by desirable environmental quality standards and the current growth rate of the trade area and the City. Protect



these areas from encroachment by incompatible land uses.

- C.2 Limit general industrial development within the community to those areas and uses with adequate transportation access. These areas should be appropriate to and compatible with surrounding land uses including the residential community.
- C.3 Provide for industrial sites that are large enough and level enough to permit ample space to meet on-site development standards as well as areas for expansion.
- C.4 Concentrate more intense industrial uses in those areas least desirable for residential development -- in the general area of the flight path corridor of McClellan-Palomar Airport.
- C.5 Protect the integrity and promote the identity of industrial districts by bounding them by significant physical features such as primary streets, streams and railroads.
- C.6 Ensure that the physical development of industrial areas recognizes the need for compatibility among the industrial establishments involved and does not permit incompatible uses.
- C.7 Recognize that the existing boundaries of the industrial corridor along Palomar Airport Road reflect the impact of the present size and operation of the airport especially as it relates to residential type uses. Therefore, no expansion of the boundaries of the airport should be considered, without authorization by a majority of the Carlsbad electorate as required by Carlsbad Municipal Code Section 21.53.015.
- C.8 Require new industrial specific plans to provide, within the proposed development, a commercial site designed to serve the commercial needs of the occupants of the business park. Such a site should be located generally at the intersection of prime, major or secondary arterials in consolidated centers. At least one corner of one such intersection must be developed as commercial unless the

applicant can show why another nearby site is better.

- C.9 Allow, by conditional use permit, ancillary commercial, office and recreational uses when clearly oriented to support industrial developments and their populations. These include but are not limited to commercial services, conference facilities, daycare centers, recreation facilities and short-term lodging.
- C.10 Require new industrial development to be located in modern, attractive, well-designed and landscaped industrial parks in which each site adequately provides for internal traffic, parking, loading, storage, and other operational needs.
- C.11 Regulate industrial land uses on the basis of performance standards, including, but not limited to, noise, emissions, and traffic.
- C.12 Control nuisance factors (noise, smoke, dust, odor and glare) and do not permit them to exceed city, state and federal standards.
- C.13 Require private industrial developers to provide for the recreational needs of employees working in the industrial area.
- C.14 Screen all storage, assembly, and equipment areas completely from view. Mechanical equipment, vents, stacks, apparatus, antennae and other appurtenant items should be incorporated into the total design of structures in a visually attractive manner or should be entirely enclosed and screened from view.
- C.15 Analyze the feasibility of zone changes to redesignate the Commercial Manufacturing Zone and the Manufacturing Zone as Planned Industrial Zones.

AGRICULTURE

A. GOALS

- A.1 A City which prevents the premature elimination of agricultural land and preserves said lands wherever possible.



- A.2 A City which supports agriculture while planning for possible transition to urban uses.

B. OBJECTIVES

- B.1 To permit agricultural land uses throughout the City.
- B.2 To conserve the largest possible amount of undeveloped land suitable for agricultural purposes, through the willing compliance of affected parties.
- B.3 To develop measures to ensure the compatibility of agricultural production and adjacent land uses.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Support and utilize all measures available, including the Williamson Act, to reduce the financial burdens on agricultural land, not only to prevent premature development, but also to encourage its continued use for agricultural purposes.
- C.2 Participate with neighboring cities and communities in projects leading to preservation of agricultural resources and other types of open space along mutual sphere of influence boundaries.
- C.3 Consider the acquisition of lands or property rights for permanent agricultural uses through methods or means such as trusts, foundations, and city-wide assessment districts.
- C.4 Attempt to preserve the flower fields or lands east of I-5 to the first ridgeline between Cannon Road and Palomar Airport Road, through whatever method created and most advantageous to the City of Carlsbad.
- C.5 Buffer agriculture from more intensive urban land uses with mutually compatible intermediate land uses.
- C.6 Encourage soil and water conservation techniques in agricultural activities.

ENVIRONMENTAL

A. GOAL

A City which protects and conserves natural resources, fragile ecological areas, unique natural assets and historically significant features of the community.

B. OBJECTIVE

To establish the preservation of the natural habitat of the rivers, riverbanks, streams, bays, lagoons, estuaries, marshes, beaches, lakes, shorelines and canyons and other areas containing rare and unique biological resources as a high priority.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Preserve Buena Vista Lagoon and Bati-quitos Lagoon as visual resources and wildlife preserves.
- C.2 Ensure that slope disturbance does not result in substantial damage or alteration to major significant wildlife habitat or significant native vegetation areas unless they present a fire hazard as determined by the Fire Marshal.
- C.3 Ensure that grading for building pads and roadways is accomplished in a manner that maintains the appearance of natural hillsides.
- C.4 Relate the density and intensity of development on hillsides to the slope of the land to preserve the integrity of hillsides.
- C.5 Limit future development adjacent to the lagoons and beach in such a manner so as to provide to the greatest extent feasible the physical and visual accessibility to these resources for public use and enjoyment.
- C.6 Ensure the preservation and maintenance of the unique environmental resources of



the Agua Hedionda Lagoon while providing for a balance of public and private land uses through implementation of the Agua Hedionda Land Use Plan.

- C.7 Require comprehensive environmental review in accordance with the California Environmental Quality Act (CEQA) for all projects that have the potential to impact natural resources or environmental features.
- C.8 Require that the construction of all projects be monitored to ensure that environmental conditions and mitigating measures are fully implemented and are successful.
- C.9 Implement to the greatest extent feasible the natural resource protection policies of the Local Coastal Program.
- C.10 Utilize the goals, objectives and implementing policies of the Open Space Element regarding environmental resources that should be protected as open space.
- C.11 Participate in programs that restore and enhance the City's degraded natural resources.
- C.12 Implement the Batiquitos Lagoon Enhancement Plan.
- C.13 Implement the Habitat Management Plan in order to protect rare and unique biological resources with the city so as to preserve wildlife habitats.

TRANSPORTATION CORRIDOR

A. GOAL

A City which supports the improvement and modernization of railroad facilities within Carlsbad and the region.

B. OBJECTIVES

- B.1 To support the installation and operation of a commuter rail system in Carlsbad.
- B.2 To encourage the use of the excess railroad right-of-way for landscaping,

parking facilities, recreation areas, trails and similar uses.

C. IMPLEMENTING POLICY AND ACTION PROGRAM

Adopt a comprehensive plan addressing the design and location of future commuter rail stations as well as methods of improving the appearance and public use of the railroad right-of-way.

SPECIAL PLANNING CONSIDERATIONS--AIRPORT

A. GOAL

A City which maintains land use compatibility between McClellan-Palomar Airport and surrounding land uses.

B. OBJECTIVES

- B.1 To encourage the continued operation of McClellan-Palomar Airport as a general aviation airport.
- B.2 To prohibit the expansion of McClellan-Palomar Airport unless approved by a majority vote of the Carlsbad electorate. (Section 21.53.015, Carlsbad Municipal Code.)

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Require all parcels of land located in the Airport Influence Area to receive discretionary approval as follows: all parcels must process either a site development plan, planned industrial permit, or other discretionary permit. Unless otherwise approved by City Council, development proposals must be in compliance with the noise standards of the Comprehensive Land Use Plan (CLUP) and meet FAA requirements with respect to building height as well as the provision of obstruction lighting when appurtenances are permitted to penetrate the transitional surface (a 7:1 slope from the runway primary surface).



Consider County Airport Land Use Commission recommendations in the review of development proposals.

- C.2 Coordinate with the San Diego Association of Governments and the Federal Aviation Administration to protect public health, safety and welfare by ensuring the orderly operation of the Airport and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the airport.

SPECIAL PLANNING CONSIDERATIONS--REGIONAL ISSUES

A. GOAL

A City which participates with other cities in the County, through the San Diego Association of Governments, in working towards the solution of regional issues.

B. OBJECTIVE

To participate with other cities in the County in developing a Regional Growth Management Strategy.

C. IMPLEMENTING POLICY AND ACTION PROGRAM

Implement the policies of the Regional Growth Management Strategy when the program is adopted by the City.



IV. GLOSSARY

AGUA HEDIONDA LAND USE PLAN

The Local Coastal Plan for the area surrounding Agua Hedionda Lagoon.

BEACH AREA OVERLAY

Special zoning regulations affecting parking, height and processing requirements for residentially zoned property in the area bounded by the Pacific Ocean, the AT&SF Railroad, Buena Vista Lagoon and Agua Hedionda Lagoon.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Requires the assessment of projects for environmental effects, establishes procedures for preparing and processing environmental documents and includes requirements for the monitoring of environmental mitigation conditions placed on a project.

CAPITAL IMPROVEMENT PROGRAM (PLAN) (CIP)

A city's governmental budget that programs public facilities to fit its fiscal capability some years into the future. Capital improvement programs are usually projected five years in advance and should be updated annually, so as to provide a link to the annual budgeting process.

CEQA

See California Environmental Quality Act.

CIP

See Capital Improvement Program.

CITYWIDE FACILITIES AND IMPROVEMENTS PLAN

A plan which identifies the public facilities which will be needed when the City is completely developed.

CLUSTERING/CLUSTER-TYPE HOUSING

Development patterns in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as in conventional lot-by-lot development. A zoning ordinance may authorize such development by permitting smaller lot sizes if a specified portion of the land is kept in permanent open space either through public dedication or through creation of a homeowners association.

CONDITIONAL USE PERMIT (CUP)

A use that may locate in certain zones provided it will not be detrimental to the public health, safety, and welfare and will not impair the integrity and character of the zone. The Planning Commission approves subject to conditions and each application is considered on its own merits.

DEFENSIBLE SPACE

Concept of urban space designed to inhibit crime by utilizing the proprietary concerns of residents. Key ingredients in designing defen-



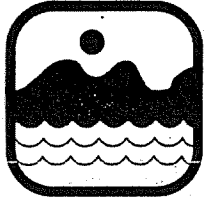
	sible space include: improving the natural capability of residents to visually survey the public areas of their residential environment; enhancing spheres of territorial influence within which residents can easily adopt proprietary attitude; and, enhancing safety through the strategic geographic locations of intensively used community facilities.
DENSITY BONUS PROGRAM	A density increase of at least 25% over the otherwise maximum allowable residential density under the applicable zoning and land use.
ENVIRONMENTALLY SENSITIVE LANDS	Open space lands which are constrained or prohibited from development including beaches, lagoons, wetlands, other permanent water bodies, riparian habitats and steep slopes.
GMP	See Growth Management Plan.
GROWTH MANAGEMENT PROGRAM/PLAN (GMP)	A comprehensive approach to land use planning now and in the future. It links residential, commercial and industrial development directly to the availability of public services and facilities. It sets limits on the total number of housing units to be built and increases the total amount of open space to be preserved in the City.
GROWTH MANAGEMENT ZONE	A geographically-defined area in the City, the boundaries of which were based upon logical facilities and improvements planning relationships. Under the City's Growth Management Plan, there are 25 zones and a plan for facilities and improvements is required for each zone before development can occur.
HABITAT MANAGEMENT PLAN	A comprehensive, citywide program which identifies how the city can preserve the diversity of natural habitats and protect rare and unique biological resources.
LCP	See Local Coastal Program.
LFMP	See Local Facilities Management Plan.
LOCAL COASTAL PROGRAM (PLAN) (LCP)	A specifically prepared land use plan for the portion of the City located within the Coastal boundaries as defined by the State Coastal Act. The plan must address the protection of coastal resources and public access to the coastline.
LOCAL FACILITIES MANAGEMENT PLAN (LFMP)	Shows how and when the following facilities and improvements necessary to accommodate development within the zone will be installed or



	financed: city administrative facilities, library, wastewater treatment, parks, drainage, circulation, fire facilities, open space, schools, sewer facilities and water facilities.
MASTER PLAN	A plan that supplements and provides more detail to the General Plan and the Land Use Element as it applies to a large piece of land in the City.
MULTI-FAMILY	A residential structure or building that contains more than one dwelling unit or home.
PD	See Planned Development.
PLANNED DEVELOPMENT (PD)	A contained development, often with a mixture of housing types and densities, in which the subdivision and zoning controls are applied to the project as a whole rather than to individual lots as in most subdivisions. Therefore, densities are calculated for the entire development, usually permitting a trade-off between clustering of houses and provision of common open space.
PUBLIC FACILITIES	Uses or structures that provide services to the public such as a library, city hall, fire station, police station, park, traffic signal or major street.
REDEVELOPMENT	An area of the City which is officially designated for rehabilitation or redevelopment because some or all of the buildings are old and often substandard.
RIGHT-OF-WAY	The area of land which has been dedicated for public use for transportation purposes (i.e., a street, freeway or railroad).
SANDAG	See San Diego Association of Governments.
SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG)	The regional planning agency for the San Diego Region of which Carlsbad is a member agency.
SDP	See Site Development Plan.
SITE DEVELOPMENT PLAN (SDP)	A plan showing uses and structures proposed for a parcel of land.
SPECIFIC PLAN	Similar to a master plan. A plan adopted by the City to implement its General Plan for designated areas. It contains the locations and standards for land use densities, streets, and other public facilities in greater detail than the General Plan and the Land Use Plan.



STRIP COMMERCIAL	A conglomeration of commercial development extending along both sides of a major street leading out of the center of a city. In zoning terms, a strip zone may refer to a district consisting of a ribbon of highway commercial uses fronting both sides of a major arterial route.
TENTATIVE SUBDIVISION MAP	A proposal to subdivide land into five or more lots or units. A final map which conforms to the tentative map completes the subdivision process.
UNACCEPTABLE RISK	Level of risk above which specific action by government is deemed to be necessary to protect life and property.
VARIANCE	A device which grants a property owner relief from certain provisions of a zoning ordinance when because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to enhance an investment. A variance may be granted, for example, to reduce yard or setback requirements, or the number of parking or loading spaces. Authority to decide variances is usually vested in the Planning Commission.



Open Space & Conservation Element



Heritage Hall was built in 1926 to house the congregation of St. Patrick's Church at the southeast corner of Harding Street and Oak Avenue. In 1952 the church was moved across the street where it became the City's first administrative offices. Over the next few years it served as home to the City Manager, City Council, Police Department and Fire Department, and as a County branch library. As new City offices were constructed and City departments moved out, use of the building changed from that of City Hall, to the City library, to the children's library, to a studio for the North County Ballet. Finally, in 1979 the sturdy little structure was slated for demolition to make way for a parking lot; however, it was rescued from demolition by a coalition, consisting of Friends of the Library, the Carlsbad Historical Society and volunteer building tradesmen who arranged for it to be moved to Magee Historical Park. With only minor repairs, the old church once again became a public meeting place.

Note: Information derived in part from *SEEKERS OF THE SPRING*, by Marjorie Howard-Jones.

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OPEN SPACE & CONSERVATION ELEMENT

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I. INTRODUCTION

A. BACKGROUND AND INTENT

The Open Space and Conservation Element of the General Plan establishes policies for the development of a comprehensive, connected open space system and for the protection and conservation of the City's natural and historic resources.

It is the intent of the Open Space and Conservation Element to:

1. Realize the social, economic, aesthetic and environmental benefits which accrue from the preservation of open space within an urban environment.
2. Ensure the benefits which accrue from the conservation, management and utilization of natural and historic resources.

Goals, objectives and action programs to preserve and regulate land for open space and conservation purposes are included in this Element. Future policies and programs should also be developed using this Element as a basis. The main intent of this Element is to:

1. Provide specific programs for the preservation and conservation of land and natural and historic features, and provide regulations necessary to control the possible negative impact of development which may be allowed.
2. Identify and protect, where appropriate, existing open land, natural and historic resources, and environmental features as integral and necessary components of the Open Space and Conservation Element.

"Goals, objectives and action programs to preserve and regulate land for open space and conservation purposes are included in this Element."

The contents of the Open Space and Conservation Element meet the requirements of state law and provide the City of Carlsbad with a comprehensive document dealing with Open Space and conservation resource management. The structure of the element as contained herein is as follows:

Open Space and Conservation Element

- State Law
- Relationship to Other Elements

- Background
- Goals
- Objectives
- Implementing Policies and Action Programs

For organization clarity, the goals, objectives and implementing policies and action programs have been grouped into eight topics or sections: Open Space Planning and Protection; Obtaining Open Space; Special Resource Protection; Trails/Greenway System; Promotion of Agriculture; Air Quality Preservation; Water Quality Protection; and Historic and Cultural Preservation.

The Open Space and Conservation Element is not intended, and shall not be construed, as authorizing the City to exercise its power to adopt, amend or repeal an open space or conservation zoning ordinance in a manner which will take or damage private property for public use without payment of just compensation therefore. This plan is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or of the United States.

B. STATE LAW

Under State law (Section 65302 et seq., California Government Code), cities must adopt both Open Space and Conservation Elements. The City of Carlsbad has chosen to combine the two elements into one comprehensive element. This element establishes policies for the preservation and conservation of open space land; establishes policies to guarantee the viability of natural and human ecosystems; and guides the protection of physical, cultural, historic, visual and natural resources within the City.

C. RELATIONSHIP TO OTHER ELEMENTS

The Open Space and Conservation Elements have been combined because of their strong interrelationship. They guide and coordinate decisions related predominantly to the undeveloped land and water surfaces which influence and shape the formal quality of Carlsbad's physical environments. Because open space is a central component in determining a balanced land use pattern, this element bears a strong relationship to the Land Use Element. Open space serves to provide visual relief to the

urban form resulting from all the other land uses. The Land Use Map which is a part of the Land Use Element identifies designated open space areas.

The Open Space and Conservation Element relates to the Parks and Recreation Element in that parks are considered necessary and beneficial open space uses. There is a relationship with the Circulation Element and the Noise Element in that larger open space buffers and setbacks are encouraged along designated scenic roadway corridors, which not only provide visual open space, but help to mitigate noise from roadway traffic. Because the Public Safety Element identifies severe-hazardous areas, especially areas subject to geologic hazards, to be considered for open space use, there is also a relationship with the Open Space and Conservation Element.

Finally, the City's Growth Management Plan contains standards to ensure that an adequate amount of open space is provided as growth occurs in the City.

II. FRAMEWORK FOR OPEN SPACE & CONSERVATION PLANNING

A. OPEN SPACE DEFINITION AND CLASSIFICATION SYSTEM

Open Space Classification

"Open Space is defined as any area of land or water which, for whatever reason, is not developed for urbanized uses and which therefore enhances residents' quality of life. The open space may be in its natural state or modified in such a way that the modification itself contributes to this enhancement."

Because of Carlsbad's unique environmental and open space opportunities, a special definition of open space has been adopted which includes and expands upon all the categories of open space provided for in State Law. The following classification divides the broad definition of open space into its many constituent parts. This

classification, and the numerical and letter codes ascribed to each type of open space, have been used throughout this element and throughout the Carlsbad Open Space and Conservation Resource Management Plan, with the intent of making easier cross referencing between different parts of these documents. Any specific area of open space may fall into one or more of these categories.

Open space is defined as:

Any area of land or water which, for whatever reason, is not developed for urbanized uses and which therefore enhances residents' quality of life. The open space may be in its natural state or modified in such a way that the modification itself contributes to this enhancement.

Open space may fall into one or more of the following five categories:

CATEGORY 1: Open Space for Preservation of Natural Resources

- a. Plant/Animal Life/Habitat.
 - i) Trees and Woodlands;
 - ii) Forests and Groves;
 - iii) Plant life;
 - iv) Animal life;
 - v) Habitat for fish and wildlife species; or
 - vi) Buffers, links and corridors to enhance the preservation of natural resources.
- b. Nature Preserves.
- c. Water Features.
 - i) Oceans;
 - ii) Rivers;
 - iii) Streams;
 - iv) Lagoons;
 - v) Lakes;
 - vi) Ponds; or
 - vii) Estuaries.
- d. Beaches/Bluffs/Banks.
 - i) Coastal beaches;
 - ii) Coastal bluffs and cliffs;
 - iii) Lagoon beaches;
 - iv) Lakeshores;
 - v) Banks of rivers and streams; or
 - vi) Watershed lands.
- e. Canyons/Hillsides.
 - i) Hillsides;

- ii Slopes; or
- iii) Canyons for preservation of natural resources.
- f. Wetlands.
- g. Riparian Areas.

CATEGORY 2: Open Space for Managed Production of Resources

- a. Forestry/Agriculture/Aquaculture.
 - i) Forest lands;
 - ii) Rangeland;
 - iii) Agriculture;
 - iv) Aquaculture;
 - v) Horticulture, including greenhouses; or
 - vi) Flower fields.
- b. Water Management.
 - i) Water reservoirs;
 - ii) Ground water recharge basins; or
 - iii) Watershed lands.
- c. Commercial fishery elements, including bays, estuaries, marshes, rivers and streams.
- d. Major Mineral resources.

CATEGORY 3: Open Space for Outdoor Recreation (Programmed and Unprogrammed)

- a. School grounds.
 - i) School playgrounds; or
 - ii) School athletic fields and courts.
- b. Public parks/recreation areas (programmed and unprogrammed).
 - i) City parks;
 - ii) Special use areas;
 - iii) Special resource areas, including beaches;
 - iv) State recreation areas;
 - v) Other public recreation areas, other uses of a trail; or
 - vi) Areas for access to park and recreation sites, lakeshores, beaches, lagoons, lakes, ponds, rivers, streams, estuaries and coastal bluffs and cliffs.
- c. Greenways.
 - i) Links and greenways between major recreation and open space areas,

- including the recreational use of utility easements, and railroad corridors;
- ii) Recreational use of banks of rivers and streams; or
- iii) Scenic highways.
- d. Trails for walking, hiking, biking, and skate-boarding, including associated improvements such as staging areas, picnic areas and viewpoints.
 - i) Carlsbad Trail System; and
 - ii) All other trails.
- e. Campgrounds.
- f. Golf courses.
- g. Private recreation areas, including beaches.
 - i) Homeowner pocket parks;
 - ii) Ballfields;
 - iii) Beaches; or
 - iv) Other.
- h. Equestrian facilities.

CATEGORY 4: Open Space for Aesthetic, Cultural and Educational Purposes

- a. Scenic/Historic/Cultural/Educational Value.
 - i) Scenic;
 - ii) Historic, and cultural value, including paleontological and archaeological areas; or
 - iii) Educational value, including significant and/or representative natural habitats, hydrologic, and geological areas.
- b. Buffers between land uses, including larger setbacks (building and roadways), and open space marking entries to major developments or neighborhoods.
- c. Greenbelts providing separation from surrounding communities.
- d. Open space gateways marking entry from surrounding communities and within the City.
- e. Museums/Arboreta/Zoologic/Botanical.
 - i) Museums;
 - ii) Arboreta;
 - iii) Zoologic; or
 - iv) Botanical gardens.

CATEGORY 5: Open Space for Public Health and Safety

- a. Hazardous or special condition areas.
 - i) Airport safety zones;
 - ii) Earthquake fault zones;
 - iii) Manufactured and/or natural steep slopes and hillsides;
 - iv) Unstable soils;
 - v) Watersheds;
 - vi) Floodplains;
 - vii) Landslide-prone areas;
 - viii) Other hazardous areas; or
 - ix) Buffers around said resources.
- b. High fire-risk areas.
- c. Areas for protection and conservation of water
- d. Areas for protection and enhancement of air quality.
- e. Bluffs subject to wave erosion.

B. PROTECTION OF OPEN SPACE LANDS

There are a variety of regulatory measures which protect environmental resources in the City of Carlsbad. These regulations operate at all levels of government, including federal regulations such as the National Environmental Policy Act (NEPA), state regulations and agencies such as the California Environmental quality Act (CEQA), and city regulations such as the Carlsbad Municipal Code.

The applicability of these various types of open space in Carlsbad, is shown in Table 1: Regulatory Open Space Protection. A brief discussion of the regulatory measures included in Table 1 can be found below. The shaded boxes indicate which regulations may play a role in preserving the various types of open space.

Understanding the degree of protection already afforded to various types of open space by existing regulations, played an important role in the development of the City's open space plan.

"There are a variety of regulatory measures which protect environmental resources in the City of Carlsbad. These regulations operate at all levels of government, including federal regulations such as the National Environmental Policy Act (NEPA), state regulations and agencies such as the California Environmental Quality Act (CEQA), and city regulations such as the Carlsbad Municipal Code."

OPEN SPACE REGULATIONS

The following is a brief discussion of the primary environmental regulations which assist in the protection of open space in the City of Carlsbad.

National Environmental Policy Act (NEPA)

The National Environmental Policy Act (NEPA) of 1969 applies to projects entirely or partially financed with federal funds. It operates in a manner similar to the California Environmental Quality Act (CEQA), which is discussed below, requiring the preparation of an Environmental Impact Statement (EIS) which is comparable to the CEQA Environmental Impact Report.

Endangered Species Act

Both the State and Federal Endangered Species Acts provide legislation to protect the habitats of listed species as well as the species themselves. Projects that may destroy or adversely modify the critical habitat of a federally or state-listed, threatened or endangered species, regardless of acreage impacts, require formal consultation with the United States Fish and Wildlife Service (USFWS), pursuant to Section 7 of the federal Endangered Species Act, or the California Department of Fish and Game (CDFG), pursuant to the California Endangered Species Act. In either case, impacts would be specifically evaluated and may require mitigation. The federal act requires the USFWS to make a determination with regard to "jeopardy" to the species. If jeopardy is found, the USFWS would likely ask for alternatives and measures to avoid or reduce impacts to the species to the greatest degree possible. Any federal agency action on a project, such as a Section 404 permit, would with regard to "jeopardy" to the species. If jeopardy is found, the USFWS would require that the federal agency engage the USFWS in a formal consultation per Section 7 of the Endangered Species Act. Project

impacts are reviewed to determine whether the project "may affect" or may "take" federally listed threatened or endangered species.

Similarly, the State act prohibits agencies from approving projects under CEQA that would jeopardize the continued existence of a candidate species or listed species, and requires the development of alternatives consistent with the CDFG (Fish and Game Code Section 2081), although habitat protection is not guaranteed. The vehicle for CDFG project approval is a Mitigation Agreement.

Army Corps Permits

The U.S. Army Corps of Engineers (ACOE) is responsible for the issuance of permits under the Clean Water Act for the discharge of dredged or fill materials into the waters of the United States. Water of the United States is the broad category of the jurisdictional range of the ACOE that may or may not contain vegetated wetland habitats. All wetlands, therefore, are also waters of the United States and are legally defined with respect to the ACOE permitting requirements in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

TABLE 1: REGULATORY OPEN SPACE PROTECTION

OPEN SPACE TYPE	NEPA	Endangered Spec. Acts	Army Corps Permits	CEQA	CA Fish/Game 1601/1603	State Lands Commission	State Recreation	L.C.P.	Municipal Code	Growth Mgmt	Land Tracts
1. Open Space for Preservation of Natural Resources											
1a. Plant/Animal Life/Habitat											
1b. Nature Preserves											
1c. Water Features											
1d. Beaches/Bluffs/Beaks											
1e. Canyons/Hillslides											
1f. Wetlands											
1g. Riparian Areas											
2. Open Space for Managed Production of Resources											
2a. Forestry/Agriculture/Aquaculture											
2b. Water Management											
2c. Commercial Fisheries											
2d. Mineral Resources											
3. Open Space for Outdoor Recreation (Programmed and Unprogrammed)											
3a. School Grounds											
3b. Public Parks/Recreation Areas											
3c. Greenways											
3d. Trails											
3e. Campgrounds											
3f. Golf Courses											
3g. Private Recreation Areas											
3h. Equestrian Facilities											



Protection Provided

TABLE 1: REGULATORY OPEN SPACE PROTECTION

OPEN SPACE TYPE	NEPA	Endangered Spec Acts	Army Corps Permits	CEDA	CA Fish/Game 1601/1603	State Lands Commission	State Recreation	LCP	Municipal Code	Growth Mgmt	Land Trusts
4. Open Space for Aesthetic, Cultural and Educational Purposes											
4a. Scenic/Cultural/Educational											
4b. Land Use Buffers/Barriers											
4c. Greenbelt											
4d. Gateways											
4e. Museums/Aboriginal/Zoologic/Botanical											
5. Open Space for Public Health and Safety											
5a. Hazardous Areas											
5b. Fire Risk											
5c. Water Protection											
5d. Air Quality											
5e. Wave Erosion											

Aggregate wetland impacts, defined as direct fill or indirect effects of fill greater than 1 acre, require a permit. Certain activities in wetlands or waters of the U.S. are automatically authorized, or granted a National permit, provided they meet specific conditions. All impacts of 10 acres or more require an Individual Permit, which includes consultation with federal agencies, public notice, and preparation of a project alternatives analysis, under the 404(b)(1) Guidelines, that must address avoidance or minimization of wetland impacts.

All permit applications to the ACOE are evaluated under the EPA's 404(B)(1) Guidelines. The guidelines are used as the primary environmental criteria for evaluating the necessity of a proposed discharge of dredged or fill material into waters of the United States. Evaluation under the guidelines determines whether the least damaging and feasible environmental alternative is sought, and whether unavoidable impacts are mitigated appropriately. The basic premise under the guidelines is that mitigation should not be used to offset avoidable impacts. If it is determined that avoidable impacts will occur from the project, an individual permit including public review and detailed alternative analysis may be required.

The U.S. Fish and Wildlife Service does not have a formal permitting process of their own for wetland habitats, but is advisory to the ACOE under Section 404 of the Clean Water Act and via the Federal Fish and Wildlife Coordination Act for all proposed wetland impacts. The Fish and Wildlife Coordination Act provides that the USFWS must be consulted for any proposed impact to wetlands that is under federal review. The USFWS is allowed to comment on all proposed impacts with a view to the conservation of wildlife resources by preventing or reducing the avoidable loss, or damage to, wildlife resources.

In addition, proposed impacts to wetlands that may jeopardize a federally-listed threatened or endangered species or destroy or adversely modify the critical habitat of such species, regardless of acreage impacts, may require formal consultation with the Corps of Engineers and the USFWS pursuant to Section 7 of the Federal Endangered Species Act.

California Environmental Quality Act (CEQA)

CEQA was adopted in 1970 with the intention of ensuring that information regarding the environmental impacts of a proposed project would be available to bodies responsible for approving or denying that project. CEQA requires

the preparation of an Environmental Impact Report (EIR) if the proposed project will have "significant" environmental impacts. The EIR must identify environmental impacts and suggest project alternatives and mitigation measures. The approving agency should not approve a project as proposed if there are alternatives or mitigation measures which would substantially lessen the impacts. Therefore, CEQA forms a powerful open space protection tool for certain resources, including all open space for the protection of natural resources, open space for agriculture, forestry and aquaculture, mineral resources, parks and recreation areas, scenic resources, and a variety of public health and safety hazards.

California Department of Fish and Game Codes 1601/1603

The California Fish and Game Code, the CDFG, must be contacted for a Streambed Alteration Agreement for any project that may impact a stream or wetland. The CDFG generally evaluates the information gathered during preparation of the project's EIR/EIS and attempts to satisfy its permit concerns in these documents. The CDFG often accepts mitigation for stream or wetland impacts as a product of the agreement. The policy of "no net loss" of wetland habitat is maintained by the CDFG. Typically, construction restrictions and mitigation conditions are established for granting of their agreement. Any impact to wetlands will require re-creation of wetlands on at least an acre-for-acre basis. Replacement ratios are generally higher, however, to offset the immediate loss, replacement time, and inherent failures in mitigation attempts. Section 1601 applies to public agency proposals and Section 1603 for private-sector proposals.

State Lands Commission

The State Lands Commission is an independent agency, under the direction of a board, with responsibility for administering certain public lands owned by the state or under its control, including vacant school sites, tidelands, submerged lands, swamp and overflowed lands, and beds of navigable rivers and lakes. With powers to sell, lease or dispose of lands, provided any such action is in the public interest, and with the authorization to approve or deny permits for private use of state lands, the Commission may play a role in protecting certain open space areas in Carlsbad.

State Recreation Planning

The State Recreation Planning column is included in Table 1: Regulatory Open Space Protection not because of any regulations administered by the State Recreation Department, but rather because the de facto operations of the department serve to protect certain coastal resources within Carlsbad. The State owns land for the State Beach Recreation Area, as well as additional land in Zone 3, which it may seek to develop to expand the existing camping facilities offered at the State Beach. Thus, the state's recreation provision and planning have an impact on the open space inventory in Carlsbad.

It should also be noted that under Article 6: California Recreation Trails, State Public Resources Code, addressing "Open-Space Elements and Trails", State law 5076 says: "In developing the open-space element of a general plan ... every city and county shall consider demands for trail-oriented recreational use and shall consider such demands in developing specific open-space programs."

Local Coastal Program

Each of the 15 counties and 53 municipalities along the California coastline is required by the California Coastal Act to prepare a Local Coastal Program (LCP). The LCP includes two main components: a land use plan and related implementing measures including a zoning map and zoning ordinance. In particular, the local coastal land use plans include measures specifically intended to protect natural open space resources, scenic resources, agricultural lands, and public access rights.

Carlsbad Municipal Code

There are a number of components of the City's municipal code which serve to protect open space resources. These include the protection from development of specific resources such as steep slopes, as well as, measures which guide the City's project design review process. The municipal code specifically addresses the protection of all the types of open space included under Category 1: Open Space for the Preservation of Natural Resources, certain types of agriculture, certain recreational open spaces, scenic resources, and certain health and safety issues. Particular components of the municipal code which regulate open space include the Open Space Ordinance, the Hillside Ordinance, the

Planned Development Ordinance, the residential park land dedication requirements, and the industrial park land dedication requirements.

Carlsbad Growth Management Program

The City's growth management program includes two critical components with regard to protection of open space in Carlsbad. The first requires that all projects prepare a constraints map indicating the locations of a variety of resources considered environmentally constrained. Beyond this environmentally constrained "set-aside", the growth management program requires that an additional 15-percent of the otherwise developable land be set aside for open space. (The growth management 15-percent open space standard does not apply in certain zones because, at the time the standard was established, the zones were already developed and/or met or exceeded the requirement.) The administration of this 15-percent requirement forms a vital component of the implementation proposals of this element. However, the open space types indicated in Table 1 as protected under growth management are those that are regulated without consideration of the additional 15-percent requirement.

Carlsbad Habitat Management Plan

The Habitat Management Plan designates approximately 6,500 acres of the open space lands in the city for preservation based on its value as habitat for endangered animals and rare, unique or sensitive plant species. The plan identifies how the city can protect and maintain these lands while still allowing additional public and private development consistent with the General Plan and the Growth Management Plan.

Land Trusts

Throughout America, there are a growing number of local, state, and regional groups called land trusts, conservancies, or foundations. These private, nonprofit, tax-exempt charitable corporations typically share a common goal in attempting to protect open space lands threatened by development. Some land trusts are formed to address a specific resource. One such local group is the Buena Vista Lagoon Foundation. However, the more active trusts try to affect land use patterns throughout their community. The inclusion of "Land Trusts" as a column in Table 1 is an attempt to recognize the types of open space most likely to be protected by

the action of such a group if one were active in Carlsbad.

C. CONSTRAINED LANDS

"Environmentally constrained" lands are areas in which development is not permitted due to environmental conditions and which include beaches, permanent bodies of water, floodways, slopes greater than forty (40) percent, significant woodland habitats, and other significant environmental features as determined by the environmental review process or by the City Council. Environmentally constrained lands are prohibited from development under the federal, state and local regulations described above.

Additionally, other lands are sometimes described as "constrained". These lands are areas which are precluded from development because of City regulations, and may include railroad track beds, Circulation Element roadways, and major powerline easements.

Environmentally constrained lands and some of the other lands considered constrained under City regulations form an important, major component of the City's open space system.

"Environmentally constrained lands are areas in which development is not permitted due to environmental conditions and which include beaches, permanent bodies of water, floodways, slopes greater than forty (40) percent, significant woodland habitats, and other significant environmental features as determined by the environmental review process or by City Council."

D. PRECLUDING DEVELOPMENT ON OPEN SPACE LANDS

Not all land that is intended for open space use is environmentally constrained or otherwise constrained from development. In addition to constrained lands, the City requires that additional lands be designated as open space. The City requires that these additional open space lands, considered developable under City regulations, be protected from future development. There are several methods that can be used to protect these lands, including the establishment of open space easements, zoning the property open space, City purchase of the land for open space purposes, and designating the land as open space in the

Land Use Element. The following is a summary of these methods of protecting lands as open space.

Open Space Easement

An easement is a grant of one or more property rights by the property owner, to and for the use by the City and/or the public. An open space easement is one which precludes the future or additional development of land covered by the easement and which may allow public use of that land.

Open Space Zoning

The district established to regulate open space lands in the City of Carlsbad within which regulations and requirements uniformly govern the use of the land.

Purchase of Open Space Land

The acquisition of fee interest in open space lands for just compensation.

General Plan Open Space

One of the land use classifications identified in the Land Use Element of the General Plan is open space. Lands classified as open space are precluded from development under the Open Space and Land Use Elements of the General Plan.

E. EXISTING AND APPROVED OPEN SPACE

The City of Carlsbad includes substantial areas which are already developed and in which, therefore, the pattern of open space has largely been defined. Additionally, there are many projects for which planning approvals have been given, although the projects have not been constructed. Open space lands that are considered as existing and approved include:

- Open space which was dedicated or designated in the past and which is, therefore, part of the City's current inventory of open space areas. This includes open space protected by easement, open space zoning, open space General Plan designation, or is publicly owned;
- Open space included in projects which have approved tentative maps or final maps; and
- Open space included in approved master plans and specific plans.

The open space shown in Table 2: Existing and Constrained Open Space Acreages, has been measured on a zone-by-zone basis. The acreage for each zone and the citywide total are estimates. As can be seen in Table 2, the total amount of existing and approved open space in Carlsbad, measured at the end of 1991, equaled approximately 5,900 acres, or roughly 22 percent of the City's total area.

F. CITYWIDE OPEN SPACE PLAN

The following is a discussion of Carlsbad's open space plan from a citywide perspective, defining the relative priorities and general intent for future open space acquisition by type of open space (the types or categories of open space discussed below are those identified in the open space definition and Classification System section).

Table 3: Future Open Space Action Priorities, indicates the relative citywide priorities for each type of open space, as well as the priorities for action on a zone-by-zone basis. The citywide priorities were set by considering the importance of each open space type and also considering the degree of protection already afforded to that type by existing regulations. Thus, for example, while both wetlands and trails could be considered equally important components of the open space system, wetlands are given the lowest citywide priority because they are already effectively protected under existing environmental regulations. Trails, (along with several other resources), on the other hand, are given the highest citywide priority because there is no other program, or set of regulations, which assures implementation of the proposed citywide trail system. To the extent possible, the City should implement the Citywide Open Space priorities.

TABLE 2: EXISTING AND CONSTRAINED OPEN SPACE ACREAGES³

ZONE	EXISTING/ APPROVED OPEN SPACES	CONSTRAINED OPEN SPACE ¹	TOTAL CONSTRAINED & EXISTING/ APPROVED OPEN SPACE ²
1	820.67	18.16	838.83
2	111.10	14.00	125.10
3	71.20	0.72	71.92
4	52.30	1.24	53.54
5	223.50	47.19	270.69
6	405.00	44.46	449.46
7	329.10	5.34	334.44
8	560.00	8.54	568.54
9	202.80	0.00	202.80
10	244.10	78.00	322.10
11	423.60	67.64	491.24
12	207.80	3.56	211.36
13	238.40	7.29	245.69
14	356.40	56.19	412.59
15	256.10	110.62	366.72
16	121.70	15.65	137.35
17	2.10	34.26	36.36
18	250.00	0.00	250.00
19	816.85	12.45	829.30
20	159.30	15.00	174.30
21	20.40	11.56	31.96
22	94.30	0.47	94.77
23	0.00	102.08	102.08
24	48.60	4.45	53.05
25	33.70	97.31	131.01
TOTAL	6,049.02	756.18	6,805.20

- ¹ The acreages of the Constrained Open Space column reflect only the environmentally constrained land acreages not previously included as part of an approved project, and do not include other constrained elements such as railroad track beds and major powerline easements. Constrained land acreages that were approved as part of a project are included in the Existing/Approved Open Space column.
- ² The Open Space acreages of this table may differ from acreages delineated in the General Plan Land Use Element. The acreages of this table are derived from the best sources available.
- ³ The acreages estimated in this table are for use in developing plan implementation programs only. Actual acreages shall be determined by detailed environmental and project review. The acreages in this table are not to be used to establish "minimum" constrained land acreages for any zone.

TABLE 3: FUTURE OPEN SPACE ACTION PRIORITIES

		Local Facility Management Zones																									
Citywide																											
Category		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
1. Open Space for Preservation of Natural Resources																											
1a. Plant/Animal Life/Habitat	1	C	A	B/C	B	A/C	A	A	C	C	B/C	B/C	A/B	B/C	C	A/C	A/C	A/C	A	A/C	A	B	C	A/B	A/C	A/C	
1b. Nature Preserves	4	C	D	D	D	D	C	C	C	C	D	A	D	C	D	B/C	D	D	B	C	D	D	D	C	D	C	
1c. Water Features	1	A	C	A	A/C	A/C	C	D	C	C	D	C	D	B	A/C	A/C	A/C	C	A/C	C	C	C	C	C	C	A/C	
1d. Beaches/Bluffs/Banks	2	D	D	B/C	D	D	C	C	B/C	B/C	D	D	D	A/C	A/C	C	D	D	C	C	C	C	C	C	D	D	
1e. Canyons/Hillides	2	C	C	C	C	B/C	A/C	C	C	C	C	B/C	A	C	C	C	C	A	C	C	A	C	D	B	C	C	
1f. Wetlands	5	C	C	C	C	C	C	C	C	C	C	C	C	C	C	B	C	C	C	C	C	C	C	A	A	A/C	
1g. Riparian Areas	4	C	C	C	B/C	C	C	C	C	C	C	C	C	C	C	B	C	C	B	C	C	B	C	A	C	A/C	
2. Open Space for Managed Production of Resources																											
2a. Forestry/Agricultural/Aqua-cultural	5	B	D	D	D	D	D	C	D	D	D	D	D	A/C	D	D	D	D	D	D	D	D	D	D	D	D	
2b. Water Management	5	D	D	C	D	D	D	D	D	D	D	D	D	D	C	B	B	D	D	C	D	D	C	B	D	D	
2c. Commercial Fisheries	5	B	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
2d. Mineral Resources	5	B	D	D	D	D	D	C	D	D	D	D	D	D	D	D	D	D	D	C	D	D	D	D	D	B/C	
3. Open Space for Outdoor Recreation (Programmed and Unprogrammed)																											
3a. School Grounds	2	E	E	E	E	E	C/E	C/E	E	E	E	B/E	E	E	C/E	E	E	E	A/B	C/E	C/E	E	E	E	E	E	
3b. Public Parks/Recreation Areas	1	A/E	E	B/E	E	E	E	E	C/E	C/E	E	B/E	E	B/E	E	E	E	E	C/E	C/E	C/E	E	C/E	E	E	E	
3c. Greenways	1	A	D	A	A	A	A	A	A	A	A	A	D	D	A	A	A	A	A	A	A	A/B	A	A	A	D	
3d. Trails	1	A	A	A/C	A/B	A/C	A	A/B	A	A/C	A	A	A	A	A/B	A	A	A	A	A	A/C	A/C	A/B	A/B	A	A	D

1	Top Citywide Priority	A	Zone Primary Action Priority
2	Second Citywide Priority	B	Zone Secondary Action Priority
3	Third Citywide Priority	C	Already Protected
4	Fourth Citywide Priority	D	Low Priority or Not Applicable
5	Lowest Citywide Priority	E	Priority Administered Through Other Programs

TABLE 3: FUTURE OPEN SPACE ACTION PRIORITIES

	Citywide	Local Facility Management Zones																								
	Category	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
3. Open Space for Outdoor Recreation (Programmed and Unprogrammed) (Cont')																										
3e. Campgrounds	5	D	D	B	D	D	D	D	E	C	D	D	D	D	D	D	D	D	D	D	D	D	C	D	D	D
3f. Golf Courses	5	D	D	D	D	D	C	D	D	D	C	D	D	D	D	C	D	D	D	C	D	D	D	D	D	D
3g. Private Recreation Areas	3	D	D	D	C/D	C/D	C/D	C/D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
3h. Equestrian Facilities	4	D	D	D	D	D	D	D	D	D	D	B	D	D	D	D	D	D	D	C	D	D	D	D	D	D
4. Open Space for Aesthetic, Cultural and Educational Purposes																										
4a. Scenic/Cultural/Educational	1	B	C	B/C	B	B/C	C	B/C	C/E	B/C	B/C	B	B	A/B	A/C	B	B	A	A/B	A/C	A	A	B/C	A/B	C	C
4b. Land Use Buffers/Entries	2	D	D	C	D	C	D	C	D	A	B/C	D	D	D	D	B	B	B	B	D	B	B	B/C	D	D	C
4c. Greenbelt	4	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	C	D	D	D	D	D	C
4d. Gateways	2	B	B	A	D	C	A	D	D	A/C	B	A	B	B	D	B	B	D	A	B/C	D	D	D	A	D	B
4e. Museums/Arboreta/Zoologic/Botanical	3	D	D	D	D	D	D	D	E	D	D	D	D	D	D	D	D	D	B	D	D	D	D	D	C	D
5. Open Space for Public Health and Safety																										
5a. Hazardous Areas	5	D	C	D	C	C	C	D	D	D	D	C	D	D	D	C	D	D	C	C	C	D	C	D	D	C
5b. Fire Risk	5	D	D	D	D	D	D	D	D	D	D	D	D	C	D	D	D	D	D	D	D	D	D	D	D	D
5c. Water Protection	5	D	D	D	D	D	B	D	D	C	D	C	D	D	C	D	D	D	D	D	D	D	D	D	D	D
5d. Air Quality	5	D	D	D	D	D	D	D	D	B	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
5e. Bluffs Subject to Wave Erosion	5	C	D	C	D	D	D	D	D	C	D	D	D	D	D	D	D	D	D	D	D	D	C	D	D	D

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1	Top Citywide Priority
2	Second Citywide Priority
3	Third Citywide Priority
4	Fourth Citywide Priority
5	Lowest Citywide Priority

A	Zone Primary Action Priority
B	Zone Secondary Action Priority
C	Already Protected
D	Low Priority or Not Applicable
E	Priority Administered Through Other Programs

The priorities and actions on a zone-by-zone basis are sometimes referred to in this section, but are fully discussed in the Open Space and Conservation Resource Management Plan.

CATEGORY 1: Open Space for the Preservation of Natural Resources

Plant/Animal Life/Habitat (1a.)

Open space for plant and animal life, and habitat conservation is considered a Category 1 citywide priority. The general intent is to optimize natural resource values throughout the open space system, and more specifically, to maximize protection and enhancement of plant and animal life and habitats within various preserves. Much of the protection of plant and animal life, and habitats is accomplished through existing regulatory protection. Additionally, the City is preparing a Habitat Management Plan to provide a planning framework specifically designed to protect such resources. However, in determining the best use for open space within each zone of the City, it is clear that many benefits for plants and wildlife could be integrated with open space set aside for other reasons. For example, the design of linear open space greenways can accommodate trails and protect aesthetic resources in the landscape, but, at the same time, be located so as to serve as additional buffers to riparian woodlands or other sensitive habitat areas.

Nature Preserves (1b.)

Open space for nature preserves is considered a Category 4 citywide priority. The protection of plant and animal diversity is important, and the establishment and continued operation of preserves form a key component in achieving this goal. However, the citywide priorities set by this study are primarily concerned with the types of open space which the City should be striving to set aside between now and build out. The existing preserves - Batiquitos and Buena Vista Lagoons and the University of California Dawson Los Monos Reserve - should continue to be managed for natural resource values. Additional future preserves in the City may result from other agencies' actions (for example through expansion of the University of California Reserve), dedication of additional lands for preserves, or through specific mitigation requirements (for example to mitigate for impacts to coastal sage scrub).

Water Features (1c.)

Water features are considered a Category 1 citywide priority for the citywide open space system. Although water features themselves are well protected by environmental regulations, the intent of the open space plan is to expand the amount of open space adjacent to water features and to provide connected open space corridors which are based on the distribution of water features such as creeks. Much of the future open space system in currently undeveloped areas of the City, will be aligned alongside creek corridors.

Beaches/Bluffs/Banks (1d.)

Beaches, bluffs and banks are considered a Category 2 citywide priority for future open space planning. In many cases, these resources are already protected through environmental regulations. Wherever such protection fails, the open space system may serve an important role in completing the protection of these resources.

Canyons/Hillsides (1e.)

Canyons and hillsides are considered a Category 2 citywide priority for future open space planning. The City's regulations already protect hillsides which exceed 40-percent slope, but this regulation does not protect less extreme slopes. In some cases the more moderate slopes serve important open space functions which might be lost to future development if they are not protected in the open space system.

Wetlands (1f.)

Wetlands are extensively protected under existing environmental regulations, with the U.S. Army Corps of Engineers (COE), the California Department of Fish and Game (CDFG), and the U.S. Fish and Wildlife Service (USFWS) all having various degrees of control over wetland impacts. Because of the high degree of protection already afforded to wetlands, they are considered a Category 5 citywide priority for open space actions. This does not mean that wetlands are considered unimportant in the City's open space system, but rather that their inclusion in the open space system is already assured and therefore no additional protection would generally be required through the open space planning process.

Riparian Areas (1g.)

Riparian areas are considered a Category 4 citywide priority. Riparian areas are effectively protected through a variety of environmental regulations. Because of the extensive protection already afforded to riparian areas, their inclusion in the open space system is already reasonably

assured and, therefore, limited additional protection is required through the open space planning process.

CATEGORY 2: Open Space for the Managed Production of Resources

Forestry/Agriculture/Aquaculture (2a.)

Forestry, agriculture, and aquaculture are considered a Category 5 citywide priority for future open space planning. It is the City's intention to support and utilize all measures available, including the Williamson Act, to secure agricultural land uses for as long as possible prior to development, and to promote the long-term economic viability of agricultural uses. However, it should be recognized that Carlsbad is an urbanizing city, and the projected pattern of development is such that the extensive areas generally required for economic agricultural operations are unlikely to be available in the longterm.

Water Management (2b.)

Water management areas are considered a Category 5 citywide priority for future open space planning.

Commercial Fisheries (2c.)

Commercial fisheries are considered a Category 5 citywide priority for future open space planning.

Mineral Resources (2d.)

Carlsbad does not have any economically significant mineral resources. Mineral resources are considered a Category 5 citywide priority for future open space planning.

CATEGORY 3: Open Space for Outdoor Recreation

School Grounds (3a.)

School grounds are considered to be part of the City's inventory of open space areas. They have been placed in Category 2 citywide priority. School sites function not only to provide spatial and visual counterpoint to otherwise developed areas, but also as recreational open space for school children during school hours and for informal recreation outside of school hours. Some school sites are also subject to joint-use agreements between the local school district and the City to meet neighborhood and community recreational needs.

Public Parks/Recreation Areas (3b.)

These areas have been placed in Category 1 citywide priority. The City of Carlsbad's park system incorporates three primary park types which are defined below. It should be noted that

the definitions given below are directly quoted or slightly paraphrased from the City's Parks and Recreation Element.

- * Community Parks are leisure facilities, approximately 20 to 50 acres in size; however, due to the 1982 revision of the Parks and Recreation Element of the General Plan, pre-1982 neighborhood parks of less than 20 acres have been reclassified and grandfathered into the Community Park classification. This reclassification was approved by the Parks and Recreation Commission in May 1987 and by the City Council in August 1987. Furthermore, any future acquisition and development of community park sites within the northwest quadrant, where a near-buildout situation exists, in all likelihood will require community park development of sites under 20 acres in size.

Typically, Community Parks are designed to serve the recreational needs of several neighborhoods. The nature of this type of facility encourages and attracts family unit populations from nearby on a daily basis. Community Parks generally provide both programmed and unprogrammed amenities; however, they are not limited exclusively to either.

- * Special Use Areas are typically local facilities that meet the needs of only one or two activity type uses, either passive or active in nature. They are between one and five acres in size and generally provide the basic widely accepted facilities found in a typical park. Facilities of this type include, but are not limited to: swim, tennis or racquetball complexes; meeting halls; athletic complexes; play lots; picnic areas; and interpretive walk areas.

Based on City Council action in August 1987, and confirmed in November of 1990, community school activity fields can be incorporated within the Special Use Area classification and included within the park area inventory. However, only those school sites which operate under "joint-use" facility agreements between the City of Carlsbad and the corresponding school district are, in fact, incorporated within the Parks Inventory.

- * Special Resource Areas are local amenities that have either citywide or potential regional significance. The significance is in the quality of the site that makes it unique as either a passive or active recreation area or combination of both. This quality may be natural (water, geological, ecological, etc.), historical (architectural, etc.), or a combination thereof. Consequently, the Special Resource Area, as defined, has a visitor attraction or drawing power to users locally and beyond. Typically, Special Resource Areas provide a unique character and/or use not found in Community Parks or Special Use Areas. In general, they are larger than community parks and are typically characterized by the existence of special or unusual features, natural or manmade, (i.e., a water body, earth formation, historical amenity, or ecological reserve).

Greenways (3c.)

The City's open space program includes the concept of greenways as a Category 1 citywide priority of the future open space system in Carlsbad. A greenway may be defined as an open space connector linking parks, nature preserves, cultural features, larger areas of open space, or historic sites to each other and with populated areas in order to improve environmental quality and provide for outdoor recreation and enhance the visual perception of open space. Greenways also function as wildlife corridors. The City's open space program defines a number of major greenways which will form the structure of much of the future open space system:

- * An east-to-west greenway connecting from an adjacent open space corridor, trail connection and park in the City of San Marcos via the future Carrillo Ranch park site, the future Alga Norte Community Park site, the future Zone 19 Community Park site, to the Poinsettia Community Park site. This greenway will also provide connection to two future school sites;
- * A north-to-south greenway running from Lake Calavera, past the Zone 14 school site, along Agua Hedionda Creek, crossing Palomar Airport Road at the future intersection with Melrose, to the Carrillo Ranch park site; and

- * A generally west-to-east connection from Agua Hedionda Lagoon, through the proposed Veterans Memorial Park and the Evans Point development to Lake Calavera.

- * A number of smaller or less complete greenways will be completed throughout the City linking together key landscape features such as the lagoons, parks and schools, and providing open space connections to surrounding cities.

It is generally intended that the following planning and design parameters should be used for Greenways:

- * Greenways should be a minimum of 100 feet in width unless other factors require a narrower corridor. This width may incorporate environmentally constrained lands but only that portion of the greenway which is not constrained should be counted toward the growth management open space standard;
- * Greenways will typically accommodate trails to allow public enjoyment of open space areas;
- * Greenways should be located separate from (not adjacent to) arterial or other major roadways unless other factors preclude such separation.
- * Public access along greenways is intended to provide a sense of relief from suburban/urban development. Therefore, the location of trails and the design of grading and plantings within the greenways should seek to minimize the intrusion of development into the viewshed of the trail user;
- * The location of trails within greenways should seek to avoid impacts to the privacy of adjacent residential units;
- * Wherever possible, greenways should be so located as to take advantage of panoramic views and should connect to viewpoints and along ridgelines;
- * Greenways should generally serve to conserve natural resources; any trails or other improvements within greenways should be designed and implemented so as to minimize disturbance to existing native vegetation or sensitive environmental resources;

- * Any future plantings within greenways should focus on the use of native and/or other drought tolerant species. Greenways will normally serve as wildlife corridors, and should be designed with wildlife migrations in mind, for example through providing adequate cover;
- * Where associated with habitat resources or wildlife corridors, the width of greenways should generally be maximized to provide buffers to said resources.
- * The location, planning and design of greenways should be coordinated with the planning for wildlife preserves and corridors that may develop in a habitat management program. Each development project should be reviewed as early as possible to ensure that planning for the objectives of the Open Space and Conservation Resource Management Plan is integrated and symbiotic.

Trails (3d.)

Trails are considered a Category 1 citywide priority for future open space planning.

Key concepts for the trail system planning and design include:

- * Routing trails within open space corridors separated from roadways, wherever possible;
- * Allowing public access to landscape resources with high aesthetic qualities located throughout the City;
- * Designing trails to avoid environmental impacts wherever possible;
- * Requiring full environmental review for each individual trail project, either as a stand-alone project, or as part of a larger planning activity;
- * Locating trail rights-of-way, as a general rule, in public ownership;
- * Providing trail specifications aimed at pedestrian and, where possible, bicycle use. Secondary trails, which connect with the citywide system, are encouraged, but will not normally be accepted by the City through dedication as part of the primary trail system.

Campgrounds (3e.)

Campgrounds are a Category 5 citywide priority for future open space. The City should not pursue dedication of or development of campgrounds

except in the limited circumstances described below. The existing South Carlsbad State Beach campground is a valuable recreation resource for the City and its visitors.

Golf Courses (3f.)

Golf courses are considered a Category 5 citywide priority for future open space planning. Although golf courses provide recreational opportunity and also contribute to overall open space throughout the City, golf courses should be either included or excluded from future development areas based upon market forces.

Private Recreation Areas (3g.)

Private recreation areas are considered a Category 3 citywide priority for future open space planning. While such facilities may form a component of future open space in the City, and should continue to be pursued by the City in future private development projects, such facilities should not be considered to count toward meeting the requirements of the City's growth management open space standard.

Equestrian Facilities (3h.)

Equestrian facilities are considered at this time a Category 4 citywide priority for future open space planning. However, the City is planning to accommodate equestrian use on certain trails in the City in order to provide linkage between the equestrian trail systems in the cities of San Marcos, Encinitas and the County of San Diego, and may consider others at a later time.

CATEGORY 4: Open Space for Aesthetic, Cultural and Educational Purposes

Scenic/Historic/Cultural/Educational (4a.)

Open space areas for scenic, historic, cultural and educational purposes are considered a Category 1 citywide priority for future open space planning. Many of the proposed additions to the open space system will provide scenic amenities; it is intended that both distinctive landscape features and representative areas of typical natural landscapes will be conserved. The open space system may encompass historic and cultural sites, such as the Carrillo Ranch house and the existing adobe structure at Stagecoach Park. Such sites provide obvious opportunities for educational interpretation and activities. It is also intended that much of the trail system be considered as an opportunity for passive interpretive signage, as well as interactive recreational and educational programming.

Land Use Buffers/Entries (4b.)

Land use buffers and entries are considered a Category 2 citywide priority for future open space planning. The most important open space buffers are those between incompatible land uses, such as industrial and residential areas. Open space corridors between residential neighborhoods will strengthen the perception of individual small communities or villages within the City. Open space buffers between land uses will also often function to mark entries to a development or neighborhood.

Greenbelt (4c.)

The objective of a circumference greenbelt encircling the City is considered a Category 4 citywide priority for future open space planning. The greenbelt concept, an open space buffer around the entire City, separating it from neighboring cities -is an attractive idea. A number of existing open space areas, including Batiquitos and Buena Vista Lagoons, seem to provide a basis for a greenbelt. However, further analysis of existing and approved development in Carlsbad and adjacent developing areas, as well as a review of the land uses proposed by neighboring cities' general plans, leads to the conclusion that the opportunity for a fully connected greenbelt has already been lost.

Gateways (4d.)

An open space gateway may be defined as an area of varying dimension within the viewshed of a major entrance route into or within the City, which, through special landscape treatment, monumentation, or other means, defines the transition from one community to another. Gateways are considered a Category 2 citywide priority for future open space planning. Although a perimeter greenbelt is not possible, most of the major roadways entering the City can be surrounded by open space gateways marking the transition from one community to another. In this way, an open space buffer can be created between Carlsbad and its neighbors in the places where travel between communities most frequently occurs. (It should be noted that Carlsbad Boulevard, Interstate 5, and the coastal railroad are already surrounded by open space between Carlsbad and Oceanside to the north and Encinitas to the south.) In a similar manner, the movement from one major area or neighborhood of the City to another can be marked by open space gateways around major roadways. There are many specific open space gateway opportunities in Carlsbad which are discussed on a zone-by-zone basis in the Open

Space and Conservation Resource Management Plan.

Museums/Arboreta/Zoologic/Botanical (4e.)

Museums, arboreta, zoologic, and botanical facilities are considered a Category 3 citywide priority for future open space planning. The City should recognize that such facilities can play a part in an open space system and any proposals made for their development should be carefully evaluated. Such a facility need not be large; it is possible that small areas of existing or future parks or open space areas could be planned, designed, and managed to provide modest local examples of museums, arboreta, zoologic and/or botanical gardens available to local residents.

CATEGORY 5: Open Space for Public Health and Safety

Hazardous Areas (5a.)

Hazardous areas are considered a Category 5 citywide priority for future open space planning. This is not because addressing hazardous areas is considered unimportant, but rather that the responsibility for protecting the City's residents and visitors from hazardous areas should not be accomplished by means of an open space program. Many hazardous areas, such as steep slopes and floodways, are already regulated so as to prevent undue exposure to hazardous conditions. The open space system may often be expanded through such regulations, but their intent is not to protect open space.

Fire Risk (5b.)

Open space for fire risk prevention is considered a Category 5 citywide priority for future open space planning. Obviously, reducing the risk of loss of life and property is a concern of the City. However, it is an issue that is essentially addressed under other programs and is not an open space issue. Nevertheless, some open space areas may serve as fire breaks; the fire chief may require fuel modification programs for open space areas with particularly high risk; and the fire chief shall also retain the authority to close areas to public access in times of especially high fire risk.

Water Protection (5c.)

Water protection is considered a Category 5 citywide priority for future open space planning. The planning of areas for the protection of water resources, although potentially contributing to the overall open space system in the City, is not considered an open space issue. Any areas set aside for water protection may become an

incidental bonus to the City's open space system, but given limited fiscal resources, the City's open space planning effort should not strive to achieve acquisition of open space areas for water protection.

Air Quality (5d.)

Air quality is considered a Category 5 citywide priority for future open space planning; it is not believed that the orientation or pattern of the open space system in Carlsbad can measurably impact air quality. Nevertheless, there are some general ways in which open space may result in positive reductions in air pollutant levels:

- * Trees and other vegetation absorb carbon dioxide and remove particulate matter from the atmosphere. Properly sited trees around homes can provide shade and lower temperatures within the urban area so that energy, and thus pollutant emissions, can be reduced.
- * Open space greenways which accommodate trails for pedestrian and particularly bicycle use can encourage residents to use non-vehicular modes of circulation, thereby reducing emissions related to fossil-fuel-burning engines. The more enjoyable the trail use experience, the more people are likely to choose to use this alternative means of getting around their community. Connections to mass transit hubs such as the future commuter rail stations, and park and ride facilities may be especially valuable in this regard.

Bluffs Subject to Wave Erosion (5e.)

Bluffs subject to wave erosion are considered a Category 5 citywide priority for future open space planning.

G. MAPS OF THE OPEN SPACE AND CONSERVATION ELEMENT

Official Open Space & Conservation Map

The Official Open Space and Conservation Map consists of a composite of the constrained open space/and existing/approved open space as discussed above (see Map 1: Official Open Space and Conservation Map). The Official Open Space and Conservation Map is the City's map of approved and constrained open space lands in the City. This map depicts open space areas

obtained through master plans, specific plans, planned developments, or other development approvals; and, additional areas of environmentally-sensitive lands which are prohibited from development by the open space ordinance, hillside development regulations, and other development regulations. It is intended that the Official Open Space and Conservation Map would also become part of the Land Use Element.

"The Official Open Space and Conservation Map is the City's map of approved and constrained open space lands in the City."

The existing/approved open space and constrained land open space depicted on this map has been obtained from the best data available at the time of mapping. It is understood that the boundaries of some constrained lands, including wetlands, floodways, hillsides etc., may change over time. It is therefore important to understand that the boundaries of constrained lands as mapped, will be further refined during the project approval process. Although environmentally constrained lands are prohibited from development under either federal, state or local regulations, the mapping of constrained lands is in no way intended to deny any property owner the reasonable use of their property.

Conceptual Open Space and Conservation Map

The Conceptual Open Space and Conservation Map consists of constrained lands, existing/approved open space lands, conceptual open space lands, and the Carlsbad Trail System (see Map 2: Conceptual Open Space and Conservation Map). The Conceptual Open Space and Conservation Map shows the conceptual open space areas that would be obtained through implementation of the primary and secondary open space priorities described in the Citywide Open Space Plan section of this document, discussed above. The conceptual open space lands and the trails system are the areas in which the City needs to focus its attention in terms of acquisition, whether through application of the 15-percent growth management performance standard, direct purchase, or through other means.

"The Conceptual Open Space and Conservation Map shows the conceptual open space areas that would be obtained through implementation of the primary and secondary open space priorities described in the Citywide Open Space Plan."

The conceptual components of this map, including the trail system and greenways, are intended to be flexible. It is anticipated that the specific alignments of all conceptual open space components will be determined through specific site plan and environmental review. Adjustments to the conceptual open space components, including the trail system and greenways, will not require a general plan amendment. However, the point at which a greenway or trail passes from one zone to an adjacent zone, or from one property ownership to an adjacent ownership, should remain consistent with this map, unless an agreement has been reached with the adjacent zone or owner to shift the transition point. A general plan amendment will not be required to specifically site the conceptual components of this plan. It is anticipated that on an annual basis the City will initiate a general plan amendment to add all dedicated open space areas to the Open Space and Conservation and Land Use Maps. A general plan amendment will be required if any component of the conceptual plan is deleted.

Habitat Management Plan Map

The Habitat Management Plan map graphically shows the preserve system that will be created by conformance with the city's Habitat Management Plan. In total, approximately 6,500 acres of open space lands will be reserved conserving the full range of vegetation types remaining in the city with a focus on rare and sensitive plants, and habitat for endangered animal species. The map consists of existing preserve areas, proposed preserve areas and future preserve areas.

III. GOALS, OBJECTIVES & IMPLEMENTING POLICIES & ACTION PROGRAMS

OPEN SPACE PLANNING AND PROTECTION

This section provides the policy direction for the planning, protection and preservation of open space lands within the City.

A. GOALS

- A.1 An open space system of aesthetic value that maintains community identity, achieves a sense of natural spaciousness, and provides visual relief in the cityscape.
- A.2 A city with a balance of programmed and unprogrammed open space within each of the four quadrants of the City.
- A.3 An open space system that improves the quality of life for the citizens of Carlsbad.
- A.4 A city with an adequate amount and variety of open space for outdoor recreation, including, but not limited to: parks; beaches; areas for organized sports; connecting corridors containing trails; water recreation areas (beaches, lagoons, lakes); unique conservation areas for nature study; and, semi-developed areas for camping.

B. OBJECTIVES

- B.1 To preserve, protect and enhance those areas of the City that provide unique and special open space functions including, but not limited to, cultural and visual amenities, active and passive recreational uses, landmarks, buffers between incompatible land uses, wildlife habitats and unique and desirable vegetation.
- B.2 To create a more rural atmosphere in the urban environment, by identifying, acquiring, and protecting natural open space areas which are visible from public gathering places.
- B.3 To provide public access to all open space areas except where sensitive resources may be threatened or damaged, where the public health and safety may be compromised or where access would interfere with the managed production of resources, such as agriculture.
- B.4 To mandate open space as a necessary provision of the Local Facilities Management Zone plans which are required by the Growth Management Ordinance.

- B.5 To provide for parks and plazas and preserve natural areas within developments.
- B.6 To provide, where possible, increased setbacks along arterial corridors and establish greenways or similar areas to preserve and/or create open space areas as a means of maintaining community scale and identity, separating conflicting land uses, and achieving a sense of natural openness as an integral part of urban surroundings.
- B.7 To provide for the distribution of programmed and unprogrammed recreation areas throughout the four quadrants of the City and to separate the uses where needed.
- B.8 To set aside 15 percent of the developable land of specified zones as open space, pursuant to the Growth Management open space performance standard.
- B.9 To maintain an inventory of open space.
- B.10 To monitor implementation of the recommendations of the Open Space and Conservation Resource Management Plan.
- B.11 To coordinate open space planning efforts with state and local agencies.
- B.12 To contribute to regional biodiversity and the viability of rare, unique or sensitive biological resources throughout the city by maintaining functional wildlife corridors and habitat linkage.
- (4) Monitoring implementation of Open Space policies;
- (5) Recommending priorities for Open Space, including acquisition, use, and maintenance programs, on at least an annual basis;
- (6) Setting and refining guidelines for specific project review of Open Space.
- C.3 Ensure that the open space ordinance requires monitoring.
- C.4 Identify existing open space for protection, management, and potential enhancement to maintain and, if possible, increase its value as wildlife habitat.
- C.5 Prepare citywide maps and diagrams showing the following:
 - (1) Environmentally constrained open space;
 - (2) Existing and approved open space;
 - (3) Proposed future open space system concept;
 - (4) Proposed Carlsbad Trail System.
- C.6 Depict on land use maps, zoning maps, and the City's open space maps specific information regarding open space as it becomes available.
- C.7 Give city staff the flexibility to add to the open space inventory maps, those new areas which may be created by various circumstances, such as, discretionary approvals, land acquisition, and donations of land.
- C.8 Utilize the Growth Management Ordinance to implement the goals and objectives of this element and establish standards for open space.
- C.9 Count toward meeting the 15 percent Growth Management performance standard, any land area that otherwise qualifies, but which is not available to the public without some monetary or other consideration, so long as it incorporates one or more of the open space priorities identified for the zone in which it is located, and the granting of the open space credit for such land will not adversely impact the City's ability to obtain open space priorities identified for the zone.
- C.10 Revise and amend the Open Space Ordinance, No. 9795 to: (1) more precisely identify and define lands considered as undevelopable; (2) include provisions for buffer areas around sensitive lands; (3) define the word significant; and (4) include

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Use open space to provide neighborhood, community, and city identity and to provide separations between conflicting land uses.
- C.2 Assure that the City's Open Space Advisory Committee continues to meet on a periodic basis so long as authorized by the City Council. The Committee's responsibilities should include:
 - (1) Advocacy of Open Space;
 - (2) Recommendations to the Planning Commission and City Council on Open Space issues;
 - (3) Continued development and revision of Open Space policies as defined by the City's Open Space ordinances and programs;

specific conditions and restrictions on non-residential development.

- C.11 Eliminate powerline easements from consideration as meeting the 15 percent Growth Management open space performance standard, except where the land within the easement is identified as an open space priority, such as a trail or greenway, in accordance with the Open Space and Conservation Resource Management Plan. Credit may be granted for powerline easements if the granting of the open space credit for this area will not adversely impact the City's ability to achieve all of the open space priorities identified for the zone.
- C.12 Count toward meeting the Growth Management open space performance standard, only those portions of golf courses identified as an open space priority, such as a trail or greenway, in accordance with the Open Space and Conservation Resource Management Plan. Credit may be granted for other areas of a golf course if the granting of the open space credit for this area will not adversely impact the City's ability to achieve all of the open space priorities identified for the zone.
- C.13 Categorize as open space for inventory purposes, all public school playgrounds, athletic fields and courts, although schools themselves shall not be counted in meeting the 15 percent Growth Management performance standard.
- C.14 Zone as open space, all lands shown on the Official Open Space and Conservation Map.
- C.15 Preserve panoramic viewpoints, as identified in the Open Space and Conservation Resource Management Plan, and where possible, provide public access.
- C.16 Acquire, protect or negotiate for public access to those privately-held natural open space lands that could be used for unprogrammed recreational uses.
- C.17 Make accessible to the public, those open space areas designated for recreational use, and where feasible, provide them with essential utilities, public facilities and services.
- C.18 Recognize as the City's official open space map, the "Official Open Space and Conservation Map," dated June 1992, and make it part of the Land Use Element. (See

Map 1: Official Open Space and Conservation Map.)

- C.19 Recognize that the map entitled "Conceptual Open Space and Conservation Map" dated June 1992, (see Map 2: Conceptual Open Space and Conservation Map) represents the conceptual open space priorities of the City. The conceptual components of this map, including greenways and trails, are intended to be flexible, and should not be interpreted as depicting precise, rigid alignments. It is anticipated that the alignments of the greenways and trails may be adjusted as warranted, as better information becomes available through additional fieldwork, further environmental analysis, more detailed planning, or similar future activities. However, the points where a greenway or trail passes from one Local Facilities Management zone to another, or from one property ownership to an adjacent ownership should remain consistent with this map, unless an agreement has been reached with the adjacent zone or property ownership to shift the transition point. A general plan amendment will not be required to specifically site the conceptual components of this map. A general plan amendment will be required if any conceptual component is deleted.
- C.20 Require that the following procedure be adhered to for adjusting the boundaries of any open space area shown on the map titled "Official Open Space and Conservation Map" dated June 1992. Findings required for the approval of a boundary adjustment to the map are as follows:
 - (1) The proposed open space area is equal to or greater than the area depicted on the Official Open Space and Conservation Map; and
 - (2) The proposed open space area is of environmental quality equal to or greater than that depicted on the Official Open Space and Conservation Map; and
 - (3) The proposed adjustment to open space, as depicted on the Official Open Space and Conservation Map, is contiguous or within close proximity to open space as shown on the Official Open Space Map.The City Council may also modify the boundary location shown on the open space maps but only if it finds that the modification

is necessary to mitigate a sensitive environmental area which is impacted by development, provided the boundary modification preserves open space at a 2 to 1 ratio (proposed acreage to existing acreage) and is within close proximity to the original area of open space. Additionally, City Council may exempt public rights-of-way from the boundary adjustment procedures. However, environmental analysis shall be performed for all proposed public right-of-way improvements, and if determined that there are significant adverse impacts to the value of the open space system, those impacts shall be mitigated.

It is not the intention of this boundary adjustment procedure to allow for the exchange of environmentally constrained lands which are designated open space, for lands which are not environmentally constrained.

- C.21 Eliminate as a means of meeting the open space performance standard parks, public or private. However, credit may be granted for private parks if the granting of the open space credit for this use will not adversely impact the City's ability to obtain all of the open space priorities identified for the zone in the Open Space and Conservation Resource Management Plan.
- C.22 Utilize open space where appropriate, to delineate neighborhoods, the City's boundaries and to buffer major land uses within the City.
- C.23 Utilize Specific Plans, Master Plans and Local Facilities Management Plans to refine and implement recommendations of the Open Space and Conservation Resource Management Plan.
- C.24 Consider for dedication to the City any open space lands, if they are open space areas identified in the Open Space and Conservation Resource Management Plan.
- C.25 Review and update the implementation strategies outlined in the Open Space and Conservation Resource Management Plan. These implementation strategies are intended to guide the systematic acquisition, protection, maintenance, administration and financing of open space and provide an organizational structure to implement the City's open space plan.

- C.26 Rezone open space lands, dedicated to the City in fee title or easement to open space (OS) zoning.
- C.27 Plan for, and design, open space with regard to its various specific functions, as opposed to considering open space as having a single general function.
- C.28 Prohibit motorized off-road vehicle use in the City except at the Carlsbad Raceway.
- C.29 Prohibit hunting of wildlife in the City of Carlsbad.
- C.30 The City shall implement the Habitat Management Plan and shall coordinate its planning with the North County regional Multi-Species Habitat Conservation Plan.

OBTAINING OPEN SPACE

This section establishes the policies for obtaining open space lands within the City.

A. GOALS

- A.1 A city which provides for the open space needs of its citizens.
- A.2 A city where new developments provide for the open space needs of their occupants.

B. OBJECTIVES

- B.1 To develop and implement financing programs for the acquisition and maintenance of open space.
- B.2 To fund a well balanced acquisition program providing a variety of open space opportunities spread throughout the community.
- B.3 To assure that, to the maximum degree possible, those benefiting from the acquisition or improvement of open space and recreational facilities provide funding in direct proportion to the benefits they derive.
- B.4 To encourage a combination of both private and public open space.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Exactions from new developments should include, but not be limited to, legislative protection, Quimby Act dedication, park-in-lieu fees, industrial recreation fees, setback requirements, the provision of essential

improvements, and the adoption of appropriate Local Facilities Management Plans, Master Plans, and Specific Plans.

- C.2 Conduct an annual review of the methods and programs for acquiring open space in the City of Carlsbad.
- C.3 Initiate, coordinate, and supervise specific implementation programs for both short-range and long-range plans, including among other items the Capital Improvement Program, Growth Management Plan, a financial plan, proposed changes to the City's development regulations, and the acquisition of fee and less than fee rights to land.
- C.4 Create a trust or other mechanism to facilitate private donations for open space acquisitions, protection, improvements, or maintenance.
- C.5 Develop a program to encourage private donations for open space acquisition, protection, improvement, or maintenance by placing the donors' names on permanent markers at the sites of their gifts.
- C.6 Use general obligation bonds as a possible source of funding where public funding is necessary for open space purposes.
- C.7 Consider the exchange of excess vacant lands for more desirable open space areas.
- C.8 Consider appropriate user fees for non-residents utilizing Carlsbad's open space and recreation facilities.
- C.9 Consider designating a conservancy agency or similar organization to be responsible for protection, maintenance, monitoring and liability of open space lands.
- C.10 Implement when possible, the finance strategies contained in the Open Space and Conservation Resource Management Plan. These implementation strategies should guide the systematic acquisition, protection, maintenance, administration and financing of open space and provide an organizational structure to implement the City's open space plan.

SPECIAL RESOURCE PROTECTION

The City of Carlsbad contains a host of natural and man-made resources. These special resources include spectacular viewsheds, unique

historic cultural, archeological, paleontological and educational resources, and a variety of sensitive plant and animal life species. Included in the City's diverse biota are over 300 species of plants, 200 species of birds, 25 species of reptiles and amphibians, 20 species of mammals, 44 species of fish, 45 species of butterflies, and several thousand species of terrestrial and aquatic invertebrates. The primary objective of this section is to establish policies to protect and conserve these special resources.

A. GOALS

- A.1 A city that protects environmentally sensitive land and buffer areas.
- A.2 A city that protects and preserves visually attractive and/or significant natural areas.
- A.3 A city that preserves optimum sustainable environmental quality levels with respect to air, water, sound levels, and plant and animal life.
- A.4 A city that preserves as open space, hillsides, ridges, valleys, canyons, lagoons, beaches and other unique resources that provide visual and physical relief to the Cityscape.
- A.5 A city that preserves, where possible, historic, cultural, archeological, paleontological, and educational resources.
- A.6 A city that conserves natural and man-made resources.
- A.7 A city which makes every possible effort to preserve sensitive flora and fauna.
- A.8 A city which preserves a variety of unique conservation areas to accommodate the needs of humans, plants and animals.
- A.9 A city which protects wildlife habitat through the preservation and enhancement of significant feeding, nesting, and breeding areas.
- A.10 A city which preserves, to the maximum extent possible, the existing level of biodiversity.

B. OBJECTIVES

- B.1 To update periodically the inventory of sensitive and constrained lands, and prohibit their development and inclusion for

- density credit pursuant to the Growth Management Ordinance.
- B.2 To protect public health and safety by preserving natural and man-made hazard areas as open space and taking special precautionary measures to protect the public safety where development is possible and permitted.
 - B.3 To preserve areas of unique scenic, historical, archeological, paleontological and cultural value, and where possible, provide public access to these areas.
 - B.4 To develop cultural/educational amenities which could include a museum, exhibition hall or interpretive center, within open space areas.
 - B.5 To amend existing ordinances or develop a new ordinance to clearly define sensitive and constrained lands.
 - B.6 To minimize environmental impacts to sensitive resources within the City.
 - B.7 To minimize impacts from new development on hillsides, ridges, valleys, canyons, lagoons, beaches and other unique resources that provide visual and physical relief to the cityscape.
 - B.8 To develop an inventory of environmentally sensitive resources that are to be conserved within the City.
 - B.9 To develop and implement, when possible, a plan to guide the systematic acquisition, protection and maintenance of sensitive environmental resources and provide an organizational structure to implement the plan.
 - B.10 To develop and implement, when possible, a financing strategy to acquire and protect areas which are rich in habitat diversity.
 - B.11 To protect rare, threatened or endangered plant and animal communities in accordance with the Habitat Management Plan.
 - B.12 To ensure that whenever possible, new development does not adversely impact sensitive environmental resources.
 - B.13 To coordinate city habitat management planning efforts with federal, state and local agencies, and other planning efforts of the City.
- C.1 Utilize sensitive design criteria to preserve the unique and special resources in the City and to integrate them into the design of any development.
 - C.2 Amend ordinances as necessary to define sensitive and constrained lands consistent with the City's habitat management planning efforts, and prohibit development and density credit thereon.
 - C.3 Assure that development on hillsides (if allowed) relates to the slope of the land in order to preserve the integrity of the hillsides.
 - C.4 Designate for preservation as open space those areas that provide unique visual amenities and define the urban form as contained in the Open Space and Conservation Resource Management Plan. These areas shall include agriculture, hillsides, ridges, valleys, canyons, beaches, lagoons, lakes and other unique resources that provide visual and physical relief to the cityscape by creating natural contrasts to the built-up, manmade scene.
 - C.5 Designate for open space, hillsides, valleys and ridges during the approval of Specific Plans, Master Plans and Planned Developments, and also at the time of subdivision approval consistent with the recommendations of the Open Space and Conservation Resource Management Plan.
 - C.6 Designate as buffers portions of land next to sensitive environmental areas.
 - C.7 Assure that where feasible from an environmental standpoint, developments near or adjacent to bodies of water, provide open space that has public access to and views of the water.
 - C.8 Require a city permit for any grading, grubbing, or clearing of vegetation in undeveloped areas, with appropriate penalties for violations.
 - C.9 Ensure that the improvements recommended for open space areas are appropriate for the type of open space and the use proposed. No improvements shall be made in environmentally sensitive areas, except to enhance the environmental value of the areas.
 - C.10 Consider designating for open space those areas that preserve historic, cultural, archeological, paleontological and educational resources.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.11 Preserve open space areas in as natural a state as possible.
- C.12 Require that grading be accomplished in a manner that will maintain the appearance of natural hillsides and other landforms wherever possible.
- C.13 Require that soil reports, plans for erosion and sediment control measures and provisions of maintenance responsibilities be a requirement of any approval process.
- C.14 Implement ordinances limiting the density, intensity and character of development of hillside areas and ridges, and provide standards for sensitive grading where development of hillsides is allowed.
- C.15 Require that at the time of any discretionary approval, any land dedicated to the City for its habitat or scenic value, have an appropriate easement and/or zoning placed on it for resource protection.
- C.16 Recognize and implement the policies of the California Coastal Act and the Carlsbad Local Coastal Program when reviewing potential development in the coastal zone.
- C.17 Prevent incompatible development of areas that should be reserved or regulated for scenic, historic, conservation or public health and safety purposes.
- C.18 Conserve and encourage the use of appropriate forms of vegetation and sensitive grading techniques needed to: (a) prevent erosion, siltation and flooding, (b) protect air and water resources, and (c) protect and enhance visual resources.
- C.19 Preserve natural resources by: protecting fish, wildlife, and vegetation habitats; retaining the natural character of waterways, shoreline features, hillsides, and scenic areas and viewpoints; safeguarding areas for scientific and educational research; respecting the limitations for air and water resources to absorb pollution; encouraging legislation that will assist logically in preserving these resources and, protecting archeological and paleontological resources.
- C.20 Preserve the identity of those areas of the City with unique topographic features and establish proper soil management techniques to eliminate or minimize adverse and unsafe soil conditions.
- C.21 Use the Williamson Act, land dedication, scenic easements, or open space easements to preserve unique and special resources in the City.
- C.22 Participate in the statewide and regional plans (the state of California's Natural Community Conservation Planning (NCCP), efforts with SANDAG and other north county cities in the preparation of a North County Wildlife Forum Multi-species Habitat Conservation Plan), to conserve sensitive environmental resources.
- C.23 Coordinate planning and development of a citywide open space system with habitat planning efforts including the city's Habitat Management Plan.
- C.24 Minimize the encroachment of development into wetland and riparian areas.
- C.25 Coordinate the protection of wetlands, woodlands, riparian areas, and other sensitive habitat areas with appropriate state and federal protection agencies.
- C.26 Encourage and participate in regional planning efforts to protect environmentally sensitive species from extinction.
- C.27 Require adequate buffers between new development and environmentally sensitive habitats.
- C.28 Locate trails and other passive recreational features with care to minimize impacts to sensitive habitats.
- C.29 Support innovative site design techniques such as cluster-type housing and transfer-of-development-rights to preserve sensitive environmental resources and to allow development projects to comply with the city's Habitat Management Plan.
- C.30 Require private development which impacts sensitive resources to provide appropriate mitigation measures as identified in the city's Habitat Management Plan, so that the existing biodiversity within the City is maintained.
- C.31 Amend existing ordinances to specifically indicate that the environmental values of floodplains will be protected.
- C.32 Amend existing ordinances as necessary to ensure adequate buffers are provided around floodways, wetlands, riparian areas, woodlands and other sensitive environmental resources.
- C.33 Assure that, at minimum, there is no net loss of wetlands acreage or value, and the net gain of wetlands acreage is the long-term goal of the City.

- C.34 Require all development projects to comply with the city's Habitat Management Plan.
- C.35 Implement the city's Habitat Management Plan including making all necessary changes to applicable city ordinances.

TRAIL/GREENWAY SYSTEM

The objective of this section is to establish policy direction for the creation of a Carlsbad Trail System and comprehensive greenway linkage system within the City.

A. GOALS

- A.1 A city with open space areas connected by Greenways.
- A.2 A city with a Carlsbad Trail System.

B. OBJECTIVES

- B.1 To ensure that there is continuity and environmental sensitivity in the routing and design of the trail system.
- B.2 To route trails near environmentally sensitive areas only with appropriate buffers or fencing.
- B.3 To provide trails that serve as pedestrian and bicycle transportation between residential and commercial areas.
- B.4 To develop and implement Financing Mechanisms for the acquisition, construction and maintenance of the Citywide greenway and trail system.
- B.5 To finance, manage, and acquire land for a Carlsbad Trail System.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Establish a Carlsbad Trail System, primarily pedestrian oriented, but for bicycles where feasible, provided that a financing mechanism for the trail system is approved. Until such financing mechanism is in place the trail system shall be considered proposed. (See Map 2: Conceptual Open Space and Conservation Map.)
- C.2 Participate with other north county communities to establish an intercommunity open space linkage program and regional trail network.
- C.3 Obtain an irrevocable offer to dedicate or a permanent easement for trailways where

feasible, in all cases where trails are proposed or required as part of the Carlsbad Trail System.

- C.4 Design the trail system to serve both recreation and non-motorized transportation purposes.
- C.5 Provide greenway linkages from major recreational/open space areas to other areas of activity, including, but not limited to, residential neighborhoods, places of employment, parks, schools, libraries, and viewpoints.
- C.6 Ensure that trails are sensitive to surrounding land uses and are normally placed at a significantly different elevation than adjacent residences.
- C.7 Assure that major powerline easements receive credit toward the 15-percent Growth Management open space performance standard if they are enhanced or improved to establish key links in the Carlsbad Trail System.
- C.8 Establish that the "Carlsbad Trail System," as depicted on the Conceptual Open Space and Conservation Map, is the conceptual representation of the possible trail alignments throughout the City (see Map 2: Conceptual Open Space and Conservation Map).
- C.9 Prohibit the approval of a project which would eliminate the trail alignments as depicted on the Conceptual Open Space and Conservation Map, unless a general plan amendment is approved to delete such a trail segment.
- C.10 Address the citywide greenway system and the Carlsbad Trail System when considering and reviewing Local Facilities Management Plans, major development applications and applications involving potential greenway and trail linkages, as shown on the Conceptual Open Space and Conservation Map (see Map 2: Conceptual Open Space and Conservation Map).
- C.11 Design physical improvements to trails, of the Carlsbad Trail System, so that they are consistent with the recommendations of the Open Space and Conservation Resource Management Plan.
- C.12 Utilize Table 5.4-6 of the General Plan EIR: Carlsbad Trail System Impact/Mitigation Summary to identify potential impacts and consider suggested mitigation measures at

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the time of specific project review of trail system links and approval.

PROMOTING AGRICULTURE

Agriculture is an important resource in the City of Carlsbad. Agriculture policies are intended to support agriculture activities while planning for possible future transition to more urban uses consistent with the policies of the Land Use Element and the Carlsbad Local Coastal Program.

A. GOAL

A city which recognizes the important value of agriculture and horticultural lands.

B. OBJECTIVES

- B.1 To develop an inventory of agricultural uses in the City.
- B.2 To promote the establishment of agricultural preserves.
- B.3 To promote the use of new technology for agricultural purposes to improve the economic viability of agriculture.
- B.4 To ensure that new development is sensitive to existing agricultural uses.
- B.5 To ensure that agricultural uses do not adversely impact sensitive environmental resources.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Buffer, where possible, agriculture from more intensive urban uses with less intense land uses which are mutually compatible.
- C.2 Encourage the use of water conservation techniques in agricultural enterprises including the use of reclaimed wastewater for irrigation.
- C.3 Support agriculture water rates for agricultural/horticultural operations as instituted by the Metropolitan Water District.
- C.4 Encourage the establishment of new agricultural preserves for areas within the coastal zone designated for agricultural land use.
- C.5 Encourage and support the economic viability of agricultural land.
- C.6 Encourage agricultural use as a permissible land use in areas designated as open space in non-environmentally sensitive areas.
- C.7 Discourage the premature elimination of agricultural land.
- C.8 Utilize Master Plans and Specific Plans to encourage the preservation of highly visible areas cultivated for flower production.
- C.9 Assure that urban development takes place in those areas that are the least agriculturally productive.
- C.10 Support and utilize all measures available, including the Williamson Act, not only to prevent premature developments, but also to promote the economic viability of agricultural uses.
- C.11 Utilize proper design criteria for new development to maximize the preservation of agricultural lands.
- C.12 Provide landowners and interested citizens with information about agricultural preserves as established by the Williamson Act and encourage them to utilize this information.
- C.13 Accomplish grading of agricultural lands in a manner that minimizes erosion of hillsides and minimize stream siltation and to maintain the appearance of natural hillsides and other land forms wherever possible.
- C.14 Manage agricultural land and prime soil as a natural resource and as a significant contrasting land use to the urbanized environment of the City.
- C.15 Prevent agricultural run-off and other forms of water pollution from entering the storm drain system and polluting the City's water bodies.
- C.16 Prior to the approval of discretionary permits within an existing or former agricultural area in Carlsbad, a detailed soils testing and analysis report shall be prepared by a registered soils engineer and submitted to City and County Health Departments for review and approval. This report shall evaluate the potential for soil contamination due to historic use, handling, or storage of agricultural chemicals restricted by the San Diego County Department of Health Services. The report shall also identify a range of possible mitigation measures to remediate any significant public health impacts if hazardous chemicals are detected at concentrations in the soil which would have

a significantly adverse effect on human health.

- C.17 If use of agricultural chemicals within an existing agricultural operation has the potential to adversely impact a proposed residential development on an adjacent parcel, mitigation measures including, but not limited to, physical barriers and/or separation between the uses should be considered.

FIRE RISK MANAGEMENT

The following is intended to ensure that fire risk management issues, associated with undeveloped open space, are adequately identified during the planning and acquisition of open space land.

A. GOALS

- A.1 A city in which the fire risk presented by native wildland open space is mitigated in a manner that provides a reasonable level of fire protection with sensitivity toward the preservation of natural resources.
- A.2 A city in which the on-going cost of fire risk mitigation along the interface of wildland areas and developed property is not fiscally burdensome.

B. OBJECTIVES

- B.1 To identify high fire risk characteristics of proposed open space areas prior to designation as open space or acquisition by the City.
- B.2 To determine the mitigation measures most appropriate for high fire risk areas, within city designated open space areas, prior to city acquisition or designation of those areas.
- B.3 To coordinate fire risk management practices with the City's Open Space, Conservation and Habitat Management planning efforts. Prior to designation or acquisition of land for open space purposes, the issues of fire risk liability; land maintenance practices for the reduction of fire risk; funding for long-term fire risk maintenance; and the environmental impacts of fire risk management will be addressed.
- B.4 To coordinate city fire risk mitigation measures with the regulations and policies of local, state and federal agencies.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Develop a procedure to evaluate environmental impacts of fuel management procedures, as required by the Fire Chief, in high risk areas.
- C.2 Develop a procedure to evaluate fire risk liability exposure associated with city ownership of open space.
- C.3 Require city staff to accurately project the annual costs of abatement of fire hazards on proposed open space properties prior to city acquisition.

AIR QUALITY PRESERVATION

The City of Carlsbad is located in the San Diego Air Basin which has been designated as a non-attainment area for a number of air pollutants including ozone, carbon monoxide, and suspended particulates. The attainment of good air quality must be addressed in a regional context. The objective of this section is to establish the policy direction for the City ensuring the City's continued support and coordination with Local, State and Federal agencies to improve the air quality within the region.

A. GOAL

A city with clean air.

B. OBJECTIVES

- B.1 To adopt an Updated Air Quality Management Plan (AQMP).
- B.2 To participate in a program to improve air quality in the region.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Participate in the implementation of transportation demand management programs on a regional basis.
- C.2 Restrict, whenever possible, all unnecessary vehicle trips during episode violations as defined by the State Air Resources Board.
- C.3 Provide, whenever possible, incentives for car pooling, flex-time, shortened work

weeks, and telecommunications and other means of reducing vehicular miles traveled.

- C.4 Make every effort to participate in programs to improve air quality in the San Diego Region.
- C.5 Monitor air quality and cooperate with the ongoing efforts of the U.S. Environmental Protection Agency, the San Diego Air Pollution Control District, and the State of California Air Resources Board in improving air quality in the regional air basin.
- C.6 The City shall monitor all construction to ensure that proper steps are taken by developers to reduce short-term construction related impacts to air resources. During cleaning, grading, earth moving or excavation developers shall:
 - * Control fugitive dust by regular watering, paving construction roads, or other dust preventive measures;
 - * Maintain equipment engines in proper tune;
 - * Seed and water until vegetation cover is grown;
 - * Spread soil binders;
 - * Wet the area down, sufficient enough to form a crust on the surface with repeated soakings, as necessary, to maintain the crust and prevent dust pick-up by the wind;
 - * Street sweeping, should silt be carried over to adjacent public thoroughfares;
 - * Use water trucks or sprinkler systems to keep all areas where vehicles move damp enough to prevent dust raised when leaving the site;
 - * Wet down areas in the late morning and after work is completed for the day;
 - * Use of low sulphur fuel (0.5% by weight) for construction equipment.

WATER QUALITY PROTECTION

The following policies are directed at protecting the water quality, recreational value and visual character of surface waters within the City of Carlsbad.

A. GOAL

A city with high quality of water resources.

B. OBJECTIVES

- B.1 To control storm water pollutants.
- B.2 To design storm water conveyance systems that do not adversely impact sensitive environmental resources.
- B.3 To improve water quality within the City.
- B.4 To coordinate the management of storm water pollutant with federal, state and local agencies.
- B.5 To conserve and efficiently manage the potable water resources available to the City of Carlsbad.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Adopt and implement a Master Drainage and Storm Water Quality Management Plan.
- C.2 Periodically, conduct an analysis of the effectiveness of the overall storm water pollution control management program in Carlsbad.
- C.3 Utilize Best Management Practices (BMP) for the control of storm water pollutants.
- C.4 Make the necessary structural controls to the storm water conveyance system to remove or reduce storm water pollutant levels.
- C.5 Develop and implement a program to detect and eliminate illicit connections to storm drains and illegal discharges of non-storm water wastes into storm water conveyance systems.
- C.6 Implement a program for the testing and monitoring of storm water flows.
- C.7 Preserve, where possible, natural water courses or provide naturalized drainage channels within the City.
- C.8 Coordinate the needs of storm water pollution management with habitat management, aesthetics and other open space needs.
- C.9 Require that, where possible, naturalized channels and pollution management basins be landscaped with native plant species which balance the needs of fire suppression, habitat values, maintenance, aesthetics and pollution absorption.

- C.10 Permit public access to creeks, lakes and lagoons, where consistent with sand resource management practices.
- C.11 Conserve, whenever possible, creeks in, or restored to, their natural states.
- C.12 Conserve, protect and enhance the water resources of the City.
- C.13 Promote the use of water efficient sprinkling and gardening systems.
- C.14 Require new development to utilize measures designed to conserve water in their construction.
- C.15 Maintain natural water resources in the City of Carlsbad in as natural a state as possible by: (a) conserving or improving the appearance and ecology of those which are in a relatively untouched condition; (b) restoring, in accordance with recognized ecological principles and insofar as it is possible, those water areas which have been significantly altered, to a condition which is most beneficial to the public; and (c) simulating a natural condition in areas which are to be altered in the future for purposes of safety engineering, water conservation, or recreation.
- C.16 Prevent industrial waste, agricultural runoff, water softener discharges, domestic detergents, and other forms of water pollution from entering the storm drain system and polluting the City's water bodies.
- C.17 Utilize sensitive design criteria to protect the integrity of the water resources in the City.
- C.18 Prohibit alteration of waterways and water bodies that would cause significant adverse impacts on the environment.
- C.19 Prepare a long range plan that provides for adequate potable water, and addresses water conservation and reclamation programs.
- C.20 Conserve, and protect the water resources including, but not limited to, floodplains, shoreline, lagoons, waterways, lakes, ponds, and the ocean.
- C.21 Coordinate water quality preservation efforts with other cities and agencies having jurisdiction over the portion of drainage basins which extend beyond the city limits.

HISTORIC AND CULTURAL PRESERVATION

A. GOALS

- A.1 A city in which its existing and continuing heritage is protected, preserved, recognized and enhanced.
- A.2 A city proud of the beauty and accomplishments characterizing its past and continuing history.
- A.3 A city economy strengthened by historic preservation.

B. OBJECTIVES

- B.1 To encourage property owners to utilize all available incentives for the preservation of historic resources.
- B.2 To promote the use of historic resources for the education, pleasure and welfare of the people of the City.
- B.3 To cooperate with historic societies, schools, libraries and citizens to stimulate public interest in historic preservation.
- B.4 To enhance the community's recognition that objects of historic importance increase both fiscal and community value.
- B.5 To enhance the City's appeal to tourists and visitors in order to support and stimulate business and industry.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Prepare and maintain a Cultural Resource Survey.
- C.2 Create and maintain a local registry of cultural resources.
- C.3 Provide landmark identification of designated cultural resources.
- C.4 Encourage the use of tax incentives, regional, state and federal programs which promote cultural preservation to upgrade and redevelop property vitality.
- C.5 Encourage the formation of historic districts for the protection of resources and promotion of tourism.
- C.6 Encourage the rehabilitation of historic structures through adoption of the Historical Building Code.
- C.7 Incorporate the Cultural Resource Guidelines in the environmental review of development applications.

C.8 Maintain historical reference materials on file in the main branch of the Carlsbad City Library.

C.9 Implement the following measures for paleontological sites:

1. Phase 1

Phase 1 shall consist of a qualified paleontologist doing a literature and records search, surface study, subsurface testing if necessary, the recordation of any sites, and a recommendation regarding the need for further work.

2. Phase 2

If it is determined during Phase 1 that further work is necessary it shall consist of the following:

A. A qualified paleontological monitor shall be present at a pregrading conference with the developer, grading contractor, and the environmental review coordinator. The purpose of this meeting will be to consult and coordinate the role of the paleontologist in the grading of the site. A qualified paleontologist is an individual with adequate knowledge and experience with fossilized remains likely to be present to identify them in the field and is adequately experienced to remove the resources for further study. No grading permits shall be issued until the monitoring plan has been approved by the Planning Director.

B. A paleontologist or designate shall be present during those relative phases of grading as determined at the pregrading conference. The monitor shall have the authority to temporarily direct, divert or halt grading to allow recovery of fossil remains. At the discretion of the monitor, recovery may include washing and picking of soil samples for micro-vertebrate bone and teeth. The developer shall authorize the deposit of any resources found on the project site in an institution staffed by qualified paleontologists as may be

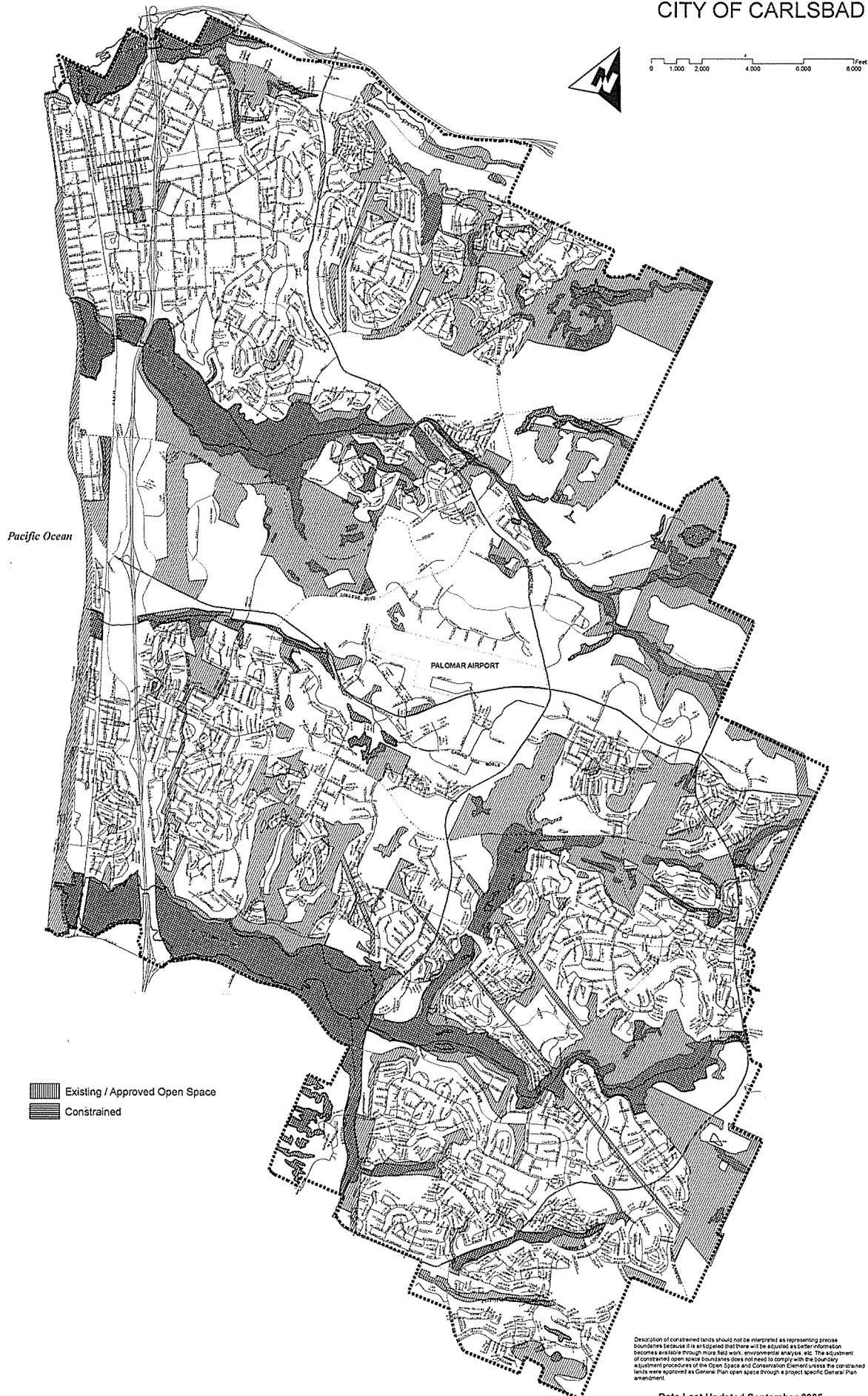
determined by the Planning Director. The contractor shall be aware of the random nature of fossil occurrences and the possibility of a discovery of remains of such scientific and/or educational importance which might warrant a long term salvage operation or preservation. Any conflicts regarding the role of the paleontologist and/or recovery times shall be resolved by the Planning Director.

3. Phase 3

Prior to occupancy of any buildings a paleontological monitoring report shall be submitted to the Planning Director and the Carlsbad Historic Preservation Commission. This report shall describe all the materials recovered and provide a tabulation of the number of hours spent by paleontological monitors on the site.

C.10 Prohibit the alteration of properties of state or national significance, unless reviewed under requirements of the California Environmental Quality Act.

CITY OF CARLSBAD

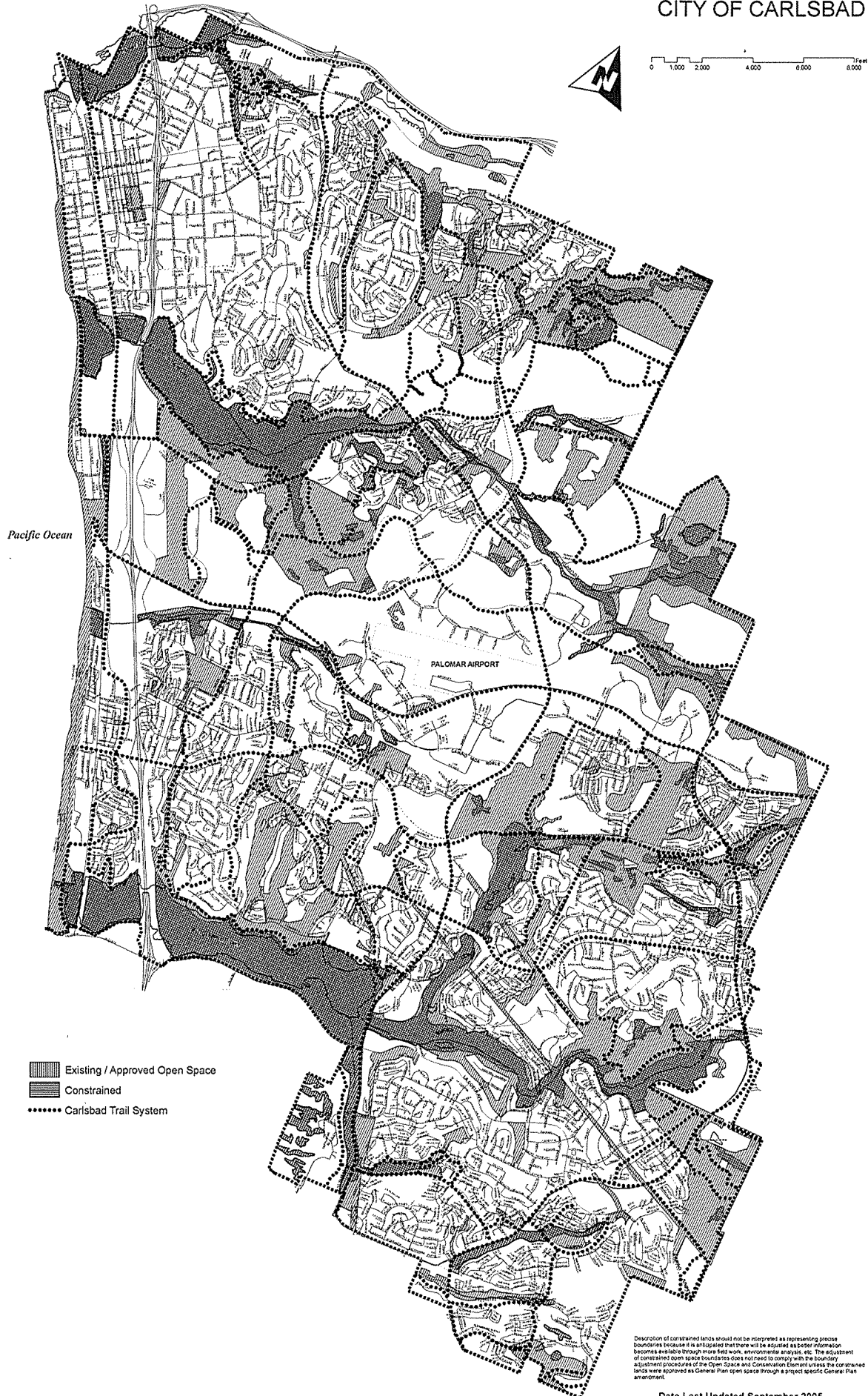


Description of constrained lands should not be interpreted as representing precise boundaries because it is anticipated that there will be adjusted as better information becomes available through more field work, environmental analysis, etc. The adjustment of constrained open space boundaries does not need to comply with the boundary adjustment procedures of the Open Space and Conservation Element unless the constrained lands were approved as General Plan open space through a project specific General Plan

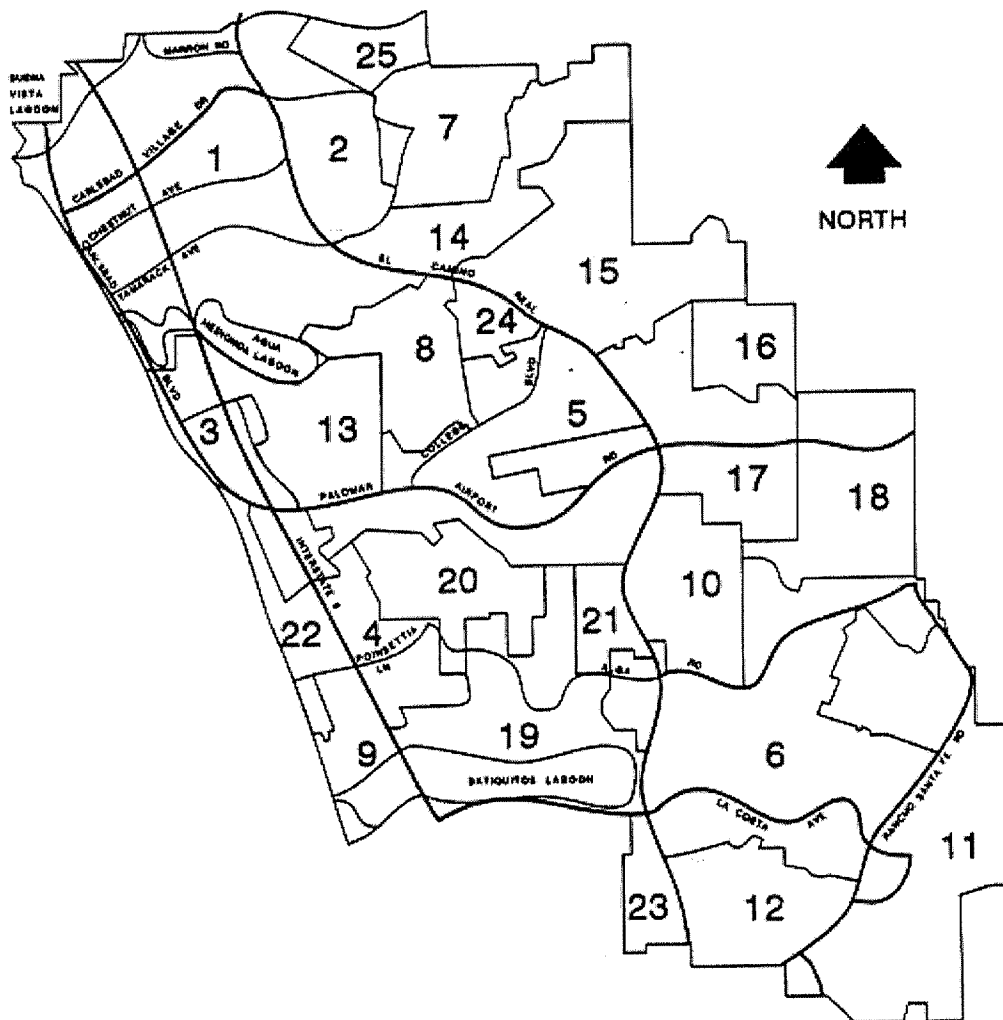
Date Last Updated September 2005

CONCEPTUAL OPEN SPACE & CONSERVATION MAP

CITY OF CARLSBAD



LOCAL FACILITIES MANAGEMENT ZONES



MAP 3

V. GLOSSARY

ACTIVE OPEN SPACE

Open space areas that typically include more complex site improvements and generally have provisions for programmed recreation.

AGRICULTURE

Agriculture is the cultivation and tilling of the soil, dairying, the production, cultivations, growing and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, fur-bearing animals, or poultry, and the preparation of farm products for market.

AQUACULTURE

Aquaculture means that form of agriculture devoted to propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water. Aquaculture does not include species of ornamental marine or freshwater plants and animals unless utilized for human consumption or bait purposes and maintained in closed systems for personal, pet industry or hobby purposes. This definition specifically excludes hydroponics.

BEACH

A nearly level stretch of pebbles or sand which may be man-made or created by the action of the water, beside a body of water.

BUFFERS, BIOLOGICAL

An area of natural habitat between a riparian or other sensitive habitat and the area modified by adjacent land uses. This area customarily is not accessible to the general public other than for passive recreation.

BUFFERS, GREENBELT

An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

BUFFER, PLANNING

An area of transition between the biological buffer and urbanized land uses. Passive recreation areas may be incorporated into the planning buffer in a manner that focuses activity (and potential access) away from the habitat.

CAMPGROUND

A plot of ground upon which two or more campsites are located, established or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education or vacation purposes.

CULTURE

The acquaintance with and taste in fine arts, humanities, and broad aspects of science reflected in institutions specializing in zoology, paleontology, history, archaeology, and horticulture.

DESIGNATED SCENIC HIGHWAY OR ROUTE

An eligible route that has been subjected to all of the

OPEN SPACE & CONSERVATION ELEMENT

	steps contained in the Carlsbad Scenic Highways Program, found to possess scenic or historical amenities worthy of preservation and implemented by the adoption of a specific plan and overlay zone.
ENHANCED OPEN SPACE	Open Space areas that have been improved.
ENVIRONMENT	The physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance.
ENVIRONMENTALLY CONSTRAINED AREAS	Areas in which development is not permitted due to environmental conditions and which include beaches, permanent bodies of water, floodways, slopes greater than forty (40) percent, significant woodland habitats, major powerline easements, railroad track beds, and other significant environmental features as determined by the environmental review process or by the City Council.
ENVIRONMENTALLY SENSITIVE AREA	Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development.
FIRE HAZARDOUS AREAS	Any land covered with grass, grain, brush or forest, land situated close enough to such areas that are seriously exposed to flying brands, situated on slopes or isolated in such a manner that a fire would be difficult to suppress or would result in substantial fire or erosion damage.
FLOODPLAIN	Any land area susceptible to being inundated from any source by flood water of the one-hundred year frequency flood.
GATEWAY	An area of varying dimension within the viewshed of a major entrance route into the city.
GREENWAY	An open space connector linking parks, nature preserves, cultural features, or historic sites to each other and with populated areas in order to improve environmental quality and provide for outdoor recreation.
GOLF COURSE	A tract of land for playing golf, improved with trees, greens, fairways, hazards, and which may include clubhouses and shelters.
HABITAT	A place or type of site where a plant or animal naturally or normally lives and grows.
HISTORIC AREA	A district, zone or site designated by a local authority,

state or federal government within which the buildings, structures, appurtenances and places are of basic and vital importance because of their association with history, or because of their unique architectural style and scale, including color, proportion, form and architectural detail, or because of their being, a part of or related to a square, park, or area the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on cultural, historical or architectural motives or purposes.

LINK OR CORRIDOR

A link or corridor is a connecting area which ties together such open space features as environmental resources, wildlife habitat, ecological preserves, recreation areas, and cultural areas. Examples of such links or corridors are greenways, trails, roadways, visual corridors and railroad rights-of-way.

NATURAL OPEN SPACE

"Natural Open Space" includes environmentally constrained and nonconstrained areas that are in, or similar to being in, their natural or naturalized state.

OCEAN

The whole body of salt water that covers nearly three-fourths of the surface of the earth.



these areas from encroachment by incompatible land uses.

- C.2 Limit general industrial development within the community to those areas and uses with adequate transportation access. These areas should be appropriate to and compatible with surrounding land uses including the residential community.
- C.3 Provide for industrial sites that are large enough and level enough to permit ample space to meet on-site development standards as well as areas for expansion.
- C.4 Concentrate more intense industrial uses in those areas least desirable for residential development -- in the general area of the flight path corridor of McClellan-Palomar Airport.
- C.5 Protect the integrity and promote the identity of industrial districts by bounding them by significant physical features such as primary streets, streams and railroads.
- C.6 Ensure that the physical development of industrial areas recognizes the need for compatibility among the industrial establishments involved and does not permit incompatible uses.
- C.7 Recognize that the existing boundaries of the industrial corridor along Palomar Airport Road reflect the impact of the present size and operation of the airport especially as it relates to residential type uses. Therefore, no expansion of the boundaries of the airport should be considered, without authorization by a majority of the Carlsbad electorate as required by Carlsbad Municipal Code Section 21.53.015.
- C.8 Require new industrial specific plans to provide, within the proposed development, a commercial site designed to serve the commercial needs of the occupants of the business park. Such a site should be located generally at the intersection of prime, major or secondary arterials in consolidated centers. At least one corner of one such intersection must be developed as commercial unless the

applicant can show, why, another nearby site is better.

- C.9 Allow, by conditional use permit, ancillary commercial, office and recreational uses when clearly oriented to support industrial developments and their populations. These include but are not limited to commercial services, conference facilities, daycare centers, recreation facilities and short-term lodging.
- C.10 Require new industrial development to be located in modern, attractive, well-designed and landscaped industrial parks in which each site adequately provides for internal traffic, parking, loading, storage, and other operational needs.
- C.11 Regulate industrial land uses on the basis of performance standards, including, but not limited to, noise, emissions, and traffic.
- C.12 Control nuisance factors (noise, smoke, dust, odor and glare) and do not permit them to exceed city, state and federal standards.
- C.13 Require private industrial developers to provide for the recreational needs of employees working in the industrial area.
- C.14 Screen all storage, assembly, and equipment areas completely from view. Mechanical equipment, vents, stacks, apparatus, antennae and other appurtenant items should be incorporated into the total design of structures in a visually attractive manner or should be entirely enclosed and screened from view.
- C.15 Analyze the feasibility of zone changes to redesignate the Commercial Manufacturing Zone and the Manufacturing Zone as Planned Industrial Zones.

AGRICULTURE

A. GOALS

- A.1 A City which prevents the premature elimination of agricultural land and preserves said lands wherever possible.



- A.2 A City which supports agriculture while planning for possible transition to urban uses.

B. OBJECTIVES

- B.1 To permit agricultural land uses throughout the City.
- B.2 To conserve the largest possible amount of undeveloped land suitable for agricultural purposes, through the willing compliance of affected parties.
- B.3 To develop measures to ensure the compatibility of agricultural production and adjacent land uses.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Support and utilize all measures available, including the Williamson Act, to reduce the financial burdens on agricultural land, not only to prevent premature development, but also to encourage its continued use for agricultural purposes.
- C.2 Participate with neighboring cities and communities in projects leading to preservation of agricultural resources and other types of open space along mutual sphere of influence boundaries.
- C.3 Consider the acquisition of lands or property rights for permanent agricultural uses through methods or means such as trusts, foundations, and city-wide assessment districts.
- C.4 Attempt to preserve the flower fields or lands east of I-5 to the first ridgeline between Cannon Road and Palomar Airport Road, through whatever method created and most advantageous to the City of Carlsbad.
- C.5 Buffer agriculture from more intensive urban land uses with mutually compatible intermediate land uses.
- C.6 Encourage soil and water conservation techniques in agricultural activities.

ENVIRONMENTAL

A. GOAL

A City which protects and conserves natural resources, fragile ecological areas, unique natural assets and historically significant features of the community.

B. OBJECTIVE

To establish the preservation of the natural habitat of the rivers, riverbanks, streams, bays, lagoons, estuaries, marshes, beaches, lakes, shorelines and canyons and other areas containing rare and unique biological resources as a high priority.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Preserve Buena Vista Lagoon and Bati-quitos Lagoon as visual resources and wildlife preserves.
- C.2 Ensure that slope disturbance does not result in substantial damage or alteration to major significant wildlife habitat or significant native vegetation areas unless they present a fire hazard as determined by the Fire Marshal.
- C.3 Ensure that grading for building pads and roadways is accomplished in a manner that maintains the appearance of natural hillsides.
- C.4 Relate the density and intensity of development on hillsides to the slope of the land to preserve the integrity of hillsides.
- C.5 Limit future development adjacent to the lagoons and beach in such a manner so as to provide to the greatest extent feasible the physical and visual accessibility to these resources for public use and enjoyment.
- C.6 Ensure the preservation and maintenance of the unique environmental resources of

OPEN SPACE & CONSERVATION ELEMENT

in the open space system is already reasonably assured and, therefore, limited additional protection is required through the open space planning process.

CATEGORY 2: Open Space for the Managed Production of Resources

Forestry/Agriculture/Aquaculture (2a.)

Forestry, agriculture, and aquaculture are considered a Category 5 citywide priority for future open space planning. It is the City's intention to support and utilize all measures available, including the Williamson Act, to secure agricultural land uses for as long as possible prior to development, and to promote the long-term economic viability of agricultural uses. However, it should be recognized that Carlsbad is an urbanizing city, and the projected pattern of development is such that the extensive areas generally required for economic agricultural operations are unlikely to be available in the longterm.

Water Management (2b.)

Water management areas are considered a Category 5 citywide priority for future open space planning.

Commercial Fisheries (2c.)

Commercial fisheries are considered a Category 5 citywide priority for future open space planning.

Mineral Resources (2d.)

Carlsbad does not have any economically significant mineral resources. Mineral resources are considered a Category 5 citywide priority for future open space planning.

CATEGORY 3: Open Space for Outdoor Recreation

School Grounds (3a.)

School grounds are considered to be part of the City's inventory of open space areas. They have been placed in Category 2 citywide priority. School sites function not only to provide spatial and visual counterpoint to otherwise developed areas, but also as recreational open space for school children during school hours and for informal recreation outside of school hours. Some school sites are also subject to joint-use agreements between the local school district and the City to meet neighborhood and community recreational needs.

Public Parks/Recreation Areas (3b.)

These areas have been placed in Category 1 citywide priority. The City of Carlsbad's park system incorporates three primary park types

which are defined below. It should be noted that the definitions given below are directly quoted or slightly paraphrased from the City's Parks and Recreation Element.

- * Community Parks are leisure facilities, approximately 20 to 50 acres in size; however, due to the 1982 revision of the Parks and Recreation Element of the General Plan, pre-1982 neighborhood parks of less than 20 acres have been reclassified and grandfathered into the Community Park classification. This reclassification was approved by the Parks and Recreation Commission in May 1987 and by the City Council in August 1987. Furthermore, any future acquisition and development of community park sites within the northwest quadrant, where a near-buildout situation exists, in all likelihood will require community park development of sites under 20 acres in size.

Typically, Community Parks are designed to serve the recreational needs of several neighborhoods. The nature of this type of facility encourages and attracts family unit populations from nearby on a daily basis. Community Parks generally provide both programmed and unprogrammed amenities; however, they are not limited exclusively to either.

- * Special Use Areas are typically local facilities that meet the needs of only one or two activity type uses, either passive or active in nature. They are between one and five acres in size and generally provide the basic widely accepted facilities found in a typical park. Facilities of this type include, but are not limited to: swim, tennis or racquetball complexes; meeting halls; athletic complexes; play lots; picnic areas; and interpretive walk areas.

Based on City Council action in August 1987, and confirmed in November of 1990, community school activity fields can be incorporated within the Special Use Area classification and included within the park area inventory. However, only those school sites which operate under "joint-use" facility agreements between the City of Carlsbad and the

- C.10 Address the citywide greenway system and the Carlsbad Trail System when considering and reviewing Local Facilities Management Plans, major development applications and applications involving potential greenway and trail linkages, as shown on the Conceptual Open Space and Conservation Map (see Map 2: Conceptual Open Space and Conservation Map).
- C.11 Design physical improvements to trails, of the Carlsbad Trail System, so that they are consistent with the recommendations of the Open Space and Conservation Resource Management Plan.
- C.12 Utilize Table 5.4-6 of the General Plan EIR: Carlsbad Trail System Impact/Mitigation Summary to identify potential impacts and consider suggested mitigation measures at the time of specific project review of trail system links and approval.

PROMOTING AGRICULTURE

Agriculture is an important resource in the City of Carlsbad. Agriculture policies are intended to support agriculture activities while planning for possible future transition to more urban uses consistent with the policies of the Land Use Element and the Carlsbad Local Coastal Program.

A. GOAL

A city which recognizes the important value of agriculture and horticultural lands.

B. OBJECTIVES

- B.1 To develop an inventory of agricultural uses in the City.
- B.2 To promote the establishment of agricultural preserves.
- B.3 To promote the use of new technology for agricultural purposes to improve the economic viability of agriculture.
- B.4 To ensure that new development is sensitive to existing agricultural uses.
- B.5 To ensure that agricultural uses do not adversely impact sensitive environmental resources.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Buffer, where possible, agriculture from more intensive urban uses with less intense land uses which are mutually compatible.
- C.2 Encourage the use of water conservation techniques in agricultural enterprises including the use of reclaimed wastewater for irrigation.
- C.3 Support agriculture water rates for agricultural/horticultural operations as instituted by the Metropolitan Water District.
- C.4 Encourage the establishment of new agricultural preserves for areas within the coastal zone designated for agricultural land use.
- C.5 Encourage and support the economic viability of agricultural land.
- C.6 Encourage agricultural use as a permissible land use in areas designated as open space in non-environmentally sensitive areas.
- C.7 Discourage the premature elimination of agricultural land.
- C.8 Utilize Master Plans and Specific Plans to encourage the preservation of highly visible areas cultivated for flower production.
- C.9 Assure that urban development takes place in those areas that are the least agriculturally productive.
- C.10 Support and utilize all measures available, including the Williamson Act, not only to prevent premature developments, but also to promote the economic viability of agricultural uses.
- C.11 Utilize proper design criteria for new development to maximize the preservation of agricultural lands.
- C.12 Provide landowners and interested citizens with information about agricultural preserves as established by the Williamson Act and encourage them to utilize this information.
- C.13 Accomplish grading of agricultural lands in a manner that minimizes erosion of hillsides and minimize stream siltation and to maintain the appearance of natural hillsides and other land forms wherever possible.
- C.14 Manage agricultural land and prime soil as a natural resource and as a significant

contrasting land use to the urbanized environment of the City.

- C.15 Prevent agricultural run-off and other forms of water pollution from entering the storm drain system and polluting the City's water bodies.
- C.16 Prior to the approval of discretionary permits within an existing or former agricultural area in Carlsbad, a detailed soils testing and analysis report shall be prepared by a registered soils engineer and submitted to City and County Health Departments for review and approval. This report shall evaluate the potential for soil contamination due to historic use, handling, or storage of agricultural chemicals restricted by the San Diego County Department of Health Services. The report shall also identify a range of possible mitigation measures to remediate any significant public health impacts if hazardous chemicals are detected at concentrations in the soil which would have a significantly adverse effect on human health.
- C.17 If use of agricultural chemicals within an existing agricultural operation has the potential to adversely impact a proposed residential development on an adjacent parcel, mitigation measures including, but not limited to, physical barriers and/or separation between the uses should be considered.

FIRE RISK MANAGEMENT

The following is intended to ensure that fire risk management issues, associated with undeveloped open space, are adequately identified during the planning and acquisition of open space land.

A. GOALS

- A.1 A city in which the fire risk presented by native wildland open space is mitigated in a manner that provides a reasonable level of fire protection with sensitivity toward the preservation of natural resources.
- A.2 A city in which the on-going cost of fire risk mitigation along the interface of wildland areas and developed property is not fiscally burdensome.

B. OBJECTIVES

- B.1 To identify high fire risk characteristics of proposed open space areas prior to designation as open space or acquisition by the City.
- B.2 To determine the mitigation measures most appropriate for high fire risk areas, within city designated open space areas, prior to city acquisition or designation of those areas.
- B.3 To coordinate fire risk management practices with the City's Open Space, Conservation and Habitat Management planning efforts. Prior to designation or acquisition of land for open space purposes, the issues of fire risk liability; land maintenance practices for the reduction of fire risk; funding for long-term fire risk maintenance; and the environmental impacts of fire risk management will be addressed.
- B.4 To coordinate city fire risk mitigation measures with the regulations and policies of local, state and federal agencies.

C. IMPLEMENTING POLICIES AND ACTION PROGRAMS

- C.1 Develop a procedure to evaluate environmental impacts of fuel management procedures, as required by the Fire Chief, in high risk areas.
- C.2 Develop a procedure to evaluate fire risk liability exposure associated with city ownership of open space.
- C.3 Require city staff to accurately project the annual costs of abatement of fire hazards on proposed open space properties prior to city acquisition.

AIR QUALITY PRESERVATION

The City of Carlsbad is located in the San Diego Air Basin which has been designated as a non-attainment area for a number of air pollutants including ozone, carbon monoxide, and suspended particulates. The attainment of good air quality must be addressed in a regional context. The objective of this section is to establish the policy direction for the City ensuring the City's continued support and coordination with Local, State and Federal agencies to improve the air quality within the region.

TABLE 3: FUTURE OPEN SPACE ACTION PRIORITIES

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	Citywide Category	Local Facility Management Zones																								
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
1. Open Space for Preservation of Natural Resources																										
1a. Plant/Animal Life/Habitat	1	C	A	B/C	B	A/C	A	A	C	B/C	B/C	B/C	C	A/C	A/C	A/C	A	A/C	A/C	A	B	C	A/B	A/C	A/C	A/C
1b. Nature Preserves	4	C	D	D	D	D	C	C	C	C	D	A	D	C	D	B/C	D	B	C	D	D	D	C	D	C	C
1c. Water Features	1	A	C	A	A/C	A/C	C	D	C	C	D	C	D	B	A/C	A/C	C	D	A/C	C	C	C	C	C	C	A/C
1d. Beaches/Bluffs/Banks	2	D	D	B/C	D	D	C	C	B/C	B/C	D	D	D	A/C	C	D	D	C	C	C	C	C	C	C	D	D
1e. Canyons/Hillsides	2	C	C	C	C	B/C	A/C	C	C	C	B/C	A	C	C	C	C	C	A	C	A	C	C	D	B	C	C
1f. Wetlands	5	C	C	C	C	C	C	C	C	C	C	C	C	C	B	C	C	C	C	C	C	C	C	A	A	A/C
1g. Riparian Areas	4	C	C	C	B/C	C	C	C	C	C	C	C	C	C	B	C	C	B	C	C	B	C	C	A	C	A/C
2. Open Space for Managed Production of Resources																										
2a. Forestry/Agricultural/Aquacultural	5	B	D	D	D	D	D	C	D	D	D	D	A/C	D	D	D	D	D	D	D	D	D	D	D	D	D
2b. Water Management	5	D	D	C	D	D	D	D	D	D	D	D	D	C	C	B	B	D	D	C	D	D	C	B	D	D
2c. Commercial Fisheries	5	B	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
2d. Mineral Resources	5	B	D	D	D	D	D	C	D	D	D	D	D	D	D	D	D	D	C	D	D	D	D	D	D	B/C
3. Open Space for Outdoor Recreation (Programmed and Unprogrammed)																										
3a. School Grounds	2	E	E	E	E	E	C/E	C/E	E	E	E	B/E	E	E	C/E	E	E	E	A/B	C/E	C/E	E	E	E	E	E
3b. Public Parks/Recreation Areas	1	A/E	E	B/E	E	E	E	E	C/E	C/E	E	B/E	E	B/E	E	E	E	E	C/E	C/E	C/E	E	C/E	E	E	E
3c. Greenways	1	A	D	A	A	A	A	A	A	A	A	A	D	D	A	A	A	A	A	A	A/B	A	A	A	A	D
3d. Trails	1	A	A	A	A/C	A/B	A	A/C	A	A/B	A	A	A	A/B	A	A	A	A	A	A/C	A/C	A/B	A/B	A/B	A	D

1	Top Citywide Priority
2	Second Citywide Priority
3	Third Citywide Priority
4	Fourth Citywide Priority
5	Lowest Citywide Priority

A	Zone Primary Action Priority
B	Zone Secondary Action Priority
C	Already Protected
D	Low Priority or Not Applicable
E	Priority Administered Through Other Programs

OPEN SPACE & CONSERVATION ELEMENT

- City's ability to obtain open space priorities identified for the zone.
- C.10 Revise and amend the Open Space Ordinance, No. 9795 to: (1) more precisely identify and define lands considered as undevelopable; (2) include provisions for buffer areas around sensitive lands; (3) define the word significant; and (4) include specific conditions and restrictions on non-residential development.
- C.11 Eliminate powerline easements from consideration as meeting the 15 percent Growth Management open space performance standard, except where the land within the easement is identified as an open space priority, such as a trail or greenway, in accordance with the Open Space and Conservation Resource Management Plan. Credit may be granted for powerline easements if the granting of the open space credit for this area will not adversely impact the City's ability to achieve all of the open space priorities identified for the zone.
- C.12 Count toward meeting the Growth Management open space performance standard, only those portions of golf courses identified as an open space priority, such as a trail or greenway, in accordance with the Open Space and Conservation Resource Management Plan. Credit may be granted for other areas of a golf course if the granting of the open space credit for this area will not adversely impact the City's ability to achieve all of the open space priorities identified for the zone.
- C.13 Categorize as open space for inventory purposes, all public school playgrounds, athletic fields and courts, although schools themselves shall not be counted in meeting the 15 percent Growth Management performance standard.
- C.14 Zone as open space, all lands shown on the Official Open Space and Conservation Map.
- C.15 Preserve panoramic viewpoints, as identified in the Open Space and Conservation Resource Management Plan, and where possible, provide public access.
- C.16 Acquire, protect or negotiate for public access to those privately-held natural open space lands that could be used for unprogrammed recreational uses.
- C.17 Make accessible to the public, those open space areas designated for recreational use, and where feasible, provide them with essential utilities, public facilities and services.
- C.18 Recognize as the City's official open space map, the "Official Open Space and Conservation Map," dated June 1992, and make it part of the Land Use Element. (See Map 1: Official Open Space and Conservation Map.)
- C.19 Recognize that the map entitled "Conceptual Open Space and Conservation Map" dated June 1992, (see Map 2: Conceptual Open Space and Conservation Map) represents the conceptual open space priorities of the City. The conceptual components of this map, including greenways and trails, are intended to be flexible, and should not be interpreted as depicting precise, rigid alignments. It is anticipated that the alignments of the greenways and trails may be adjusted as warranted, as better information becomes available through additional fieldwork, further environmental analysis, more detailed planning, or similar future activities. However, the points where a greenway or trail passes from one Local Facilities Management zone to another, or from one property ownership to an adjacent ownership should remain consistent with this map, unless an agreement has been reached with the adjacent zone or property ownership to shift the transition point. A general plan amendment will not be required to specifically site the conceptual components of this map. A general plan amendment will be required if any conceptual component is deleted.
- C.20 Require that the following procedure be adhered to for adjusting the boundaries of any open space area shown on the map titled "Official Open Space and Conservation Map" dated June 1992. Findings required for the approval of a boundary adjustment to the map are as follows:
- (1) The proposed open space area is equal to or greater than the area depicted on the Official Open Space and Conservation Map; and
 - (2) The proposed open space area is of environmental quality equal to or greater

than that depicted on the Official Open Space and Conservation Map; and

(3) The proposed adjustment to open space, as depicted on the Official Open Space and Conservation Map, is contiguous or within close proximity to open space as shown on the Official Open Space Map.

The City Council may also modify the boundary location shown on the open space maps but only if it finds that the modification is necessary to mitigate a sensitive environmental area which is impacted by development, provided the boundary modification preserves open space at a 2 to 1 ratio (proposed acreage to existing acreage) and is within close proximity to the original area of open space. Additionally, City Council may exempt public rights-of-way from the boundary adjustment procedures. However, environmental analysis shall be performed for all proposed public right-of-way improvements, and if determined that there are significant adverse impacts to the value of the open space system, those impacts shall be mitigated.

It is not the intention of this boundary adjustment procedure to allow for the exchange of environmentally constrained lands which are designated open space, for lands which are not environmentally constrained.

- C.21 Eliminate as a means of meeting the open space performance standard parks, public or private. However, credit may be granted for private parks if the granting of the open space credit for this use will not adversely impact the City's ability to obtain all of the open space priorities identified for the zone in the Open Space and Conservation Resource Management Plan.
- C.22 Utilize open space where appropriate, to delineate neighborhoods, the City's boundaries and to buffer major land uses within the City.
- C.23 Utilize Specific Plans, Master Plans and Local Facilities Management Plans to refine and implement recommendations of the Open Space and Conservation Resource Management Plan.
- C.24 Consider for dedication to the City any open space lands, if they are open space areas identified in the Open Space and

Conservation Resource Management Plan.

- C.25 Review and update the implementation strategies outlined in the Open Space and Conservation Resource Management Plan. These implementation strategies are intended to guide the systematic acquisition, protection, maintenance, administration and financing of open space and provide an organizational structure to implement the City's open space plan.
- C.26 Rezone open space lands, dedicated to the City in fee title or easement to open space (OS) zoning.
- C.27 Plan for, and design, open space with regard to its various specific functions, as opposed to considering open space as having a single general function.
- C.28 Prohibit motorized off-road vehicle use in the City except at the Carlsbad Raceway.
- C.29 Prohibit hunting of wildlife in the City of Carlsbad.
- C.30 The City shall implement the Habitat Management Plan and shall coordinate its planning with the North County regional Multi-Species Habitat Conservation Plan.

OBTAINING OPEN SPACE

This section establishes the policies for obtaining open space lands within the City.

A. GOALS

- A.1 A city which provides for the open space needs of its citizens.
- A.2 A city where new developments provide for the open space needs of their occupants.

B. OBJECTIVES

- B.1 To develop and implement financing programs for the acquisition and maintenance of open space.
- B.2 To fund a well balanced acquisition program providing a variety of open space opportunities spread throughout the community.
- B.3 To assure that, to the maximum degree possible, those benefiting from the acquisition or improvement of open space and recreational facilities provide funding in direct proportion to the benefits they derive.